AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Tuesday, July 20, 2021
Council Chambers
3150 SW 52 AVENUE
PEMBROKE PARK, FL 33023

Page

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **SPECIAL MAGISTRATE OPENING STATEMENT**

4. **ADOPTION OF MINUTES**

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

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

7. **FORMAL HEARING - BUILDING OFFICIAL MIGUEL NUNEZ**

7.1. **CASE 4343** - SENECA INDUSTRIAL HOLDINGS LLC C/O KIMBERLY S OWENS - FORMAL HEARING - FLORIDA BUILDING CODE 109.4 - WORK COMMENCING BEFORE PERMIT ISSUANCE - **FIRST OFFENSE** 7 - 45
CASE OVERVIEW 4343

8. **FORMAL HEARING - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ**

8.1. **CASE 4947** - 967 SW 5 ST LLC - FORMAL HEARING - SECTIONS(s) 5-105; 5-2(a) - NO BUILDING PERMIT - **FIRST OFFENSE** 47 - 68
CASE OVERVIEW 4947

8.2. **CASE 4962** - ALMISO USA LLC - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT; 9-42;9-43(a)(1); 9-43(b)(2) - NO FIRE PREVENTION AND PROTECTION - **FIRST OFFENSE** 69 - 91

CASE OVERVIEW 4962

8.3. **CASE 5014** - YVAN ROLEAU/PEMBROKE PARK LAKES MOBILE HOME PARK - FORMAL HEARING - SECTIONS(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 93 - 126

CASE OVERVIEW 5014

8.4. **CASE 5021** - OSCAR MUNOZ/ HOLIDAY MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 127 - 160

CASE OVERVIEW 5021

8.5. **CASE 5022** - YAIME JIMENEZ/HOLIDAY MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT; 12-48; 12-49 - PROHIBITED OUTDOOR STORAGE - **SECOND OFFENSE** 161 - 192

CASE OVERVIEW 5022

8.6. **CASE 5023** - PARKER LONE PINE WEST LLC/LAKESHORE MANAGEMENT INC. - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** 193 - 228

CASE OVERVIEW 5023

8.7. **CASE 5640** - YVAN ROLEAU/PEMBROKE PARK LAKES MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-105; 5-17; 5-2(b) - NO BUILDING PERMIT - **SECOND OFFENSE** 229 - 277

CASE OVERVIEW 5640

9.

HEARING TO EXTEND TIME - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

9.1. **CASE 5382** - YESYM 5401 LLC/MSK LOGISTICS LLC - HEARING TO EXTEND TIME - SECTION(s) - 5-103(a)(e)(j)(h); 5-105 - EXTERIOR MAINTENANCE; 15-17 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** 279 - 297

CASE OVERVIEW 5382

9.2. **CASE 5622** - 2400 SW 30 LLC - HEARING TO EXTEND TIME - SECTION(s) 5-2(a)(b); 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** 299 - 333

CASE OVERVIEW 5622

9.3. **CASE 5637** - 2400 SW 30 LLC - HEARING TO EXTEND TIME - SECTION(s) 5-2(a)(b); 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** 335 - 348

CASE OVERVIEW 5637

9.4. **CASE 5638** - 2400 SW 30 LLC - HEARING TO EXTEND TIME - SECTION(s) 5-2(a)(b); 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** 349 - 363

CASE OVERVIEW 5638

10.

HEARING TO CONFIRM FINE - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

10.1. **CASE 4400** - GERALD ANDERSON/A&B RECYCLING - HEARING TO CONFIRM FINE - SECTION(s) 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 365 - 373

CASE OVERVIEW 4400

10.2. **CASE 4634** - LAKESHORE MOBILE HOME PARK LLC - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 375 - 391

CASE OVERVIEW 4634

10.3. **CASE 4949** - CONDADO REAL CONDOMINIUM ASSOCIATION, INC. - HEARING TO CONFIRM FINE - SECTION(s) 11-32; 11-34; 11-46(c); 12-41; 12-46 - **FIRST OFFENSE** 393 - 409

CASE OVERVIEW 4949

10.4. **CASE 5523** - GERALD ANDERSON/A&B RECYCLING - HEARING TO CONFIRM FINE - SECTION(s) 12-41; 12-42; 12-46 - ACCUMULATION DEEMED PUBLIC NUISANCES; 12-48 PROHIBITED OUTDOOR STORAGE; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCES - **SECOND OFFENSE** 411 - 425

CASE OVERVIEW 5523

10.5. **CASE 5297** - GERALD ANDERSON/A&B RECYCLING - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(c)(h) - EXTERIOR MAINTENANCE; 21-19 - PROHIBITED SIGN - **SECOND OFFENSE** 427 - 439

CASE OVERVIEW 5297

11.

HEARING TO ABATE FINE - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

11.1. **CASE 2280** - MOHAMAD BALLEE - HEARING TO ABATE FINE - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 441 - 454

CASE OVERVIEW 2280

11.2. **CASE 3297** - PARK POINTE H O A INC. C/O STRANDED CONCEPTS LLC - HEARING TO ABATE FINE - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 455 - 471

CASE OVERVIEW 3297

11.3. **CASE 4949** - CONDADO REAL CONDOMINIUM ASSOCIATION, INC. - HEARING TO ABATE FINE - SECTION(s) 11-32; 11-34; 11-46(c); 12-41; 12-46 - **FIRST OFFENSE** 473 - 489

CASE OVERVIEW 4949

12.

FORMAL HEARING - CODE ENFORCEMENT OFFICER TERESSA MALCOLM

12.1. **CASE 4447** - MICHEL DONAIS/PEMBROKE PARK LAKES MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 491 - 504

CASE OVERVIEW 4447

12.2. **CASE 5554** - FRANK ANUNZZIO/GREEN ACRES MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 505 - 540

CASE OVERVIEW 5554

12.3. **CASE 5558** - GLADYS MANANA - FORMAL HEARING - SECTION(s) 5-105; 5-17;5-2(a)(b); 5-87 - NO BUILDING PERMIT - **FIRST OFFENSE** 541 - 618

CASE OVERVIEW 5558

12.4. **CASE 5604** - PIERRE & EDITH PHILIPPE - FORMAL HEARING - SECTION 5-103(a)(c)(i)(h) - EXTERIOR MAINTENANCE; 5-105; 5-2(a)(b) - NO BUILDING PERMIT; 12-41 - ACCUMULATION DEEMED PUBLIC NUISANCES; 12-48 - PROHIBITED OUTDOOR STORAGE; 13-2 - ABANDONE VEHICLES; 15-152 - ALARM REGISTRATION; 15-17;15-24 - NO BUISNESS TAX RECEIPT - **FIRST OFFENSE** 619 - 674

CASE OVERVIEW 5604

12.5. **CASE 5636** - IRENE KWITNEY/MILA SCHWARTZREICH - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** 675 - 686

CASE OVERVIEW 5636

12.6. **CASE 5656** - MONIQUE BEAUDRY/PEMBROKE LAKES MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 687 - 724

CASE OVERVIEW 5656

12.7. **CASE 5676** - IRENE KWITNEY/MILA SCHWARTZREICH - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **SECOND OFFENSE** 725 - 738

CASE OVERVIEW 5676

12.8. **CASE 5687** - WALDO RODRIGO SAMOS - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** 739 - 750

CASE OVERVIEW 5687

12.9. **CASE 5705** - EDUARDO SARANOVA & JESICA CARABAJAL/HOLIDAY MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-105;5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 751 - 782

CASE OVERVIEW 5705

12.10. **CASE 5711** - DANIEL DURATE - FORMAL HEARING - SECTION(s) 5-103(j) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 783 - 815

CASE OVERVIEW 5711

12.11. **CASE 5717** - ALEX PIERRE-LOUIS - FORMAL HEARING - SECTION(s) 5-103(c)(i)(j)(h) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT - **SECOND OFFENSE** 817 - 843

CASE OVERVIEW 5717

12.12. **CASE 5840** - PARADIGMA CORP - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 12-76(a) - VERMIN NUISANCES - **FIRST OFFENSE** 845 - 877

CASE OVERVIEW 5840

13.

HEARING TO EXTEND TIME - CODE ENFORCEMENT OFFICER TERESSA MALCOLM

13.1. **CASE 5699** - ROLLINS CONTINENTAL INC - FORMAL HEARING - SECTION(s) 5-103(a)(c)(j)(n) - EXTERIOR MAINTENANCE; 5-105;5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 879 - 946

CASE OVERVIEW 5699

14.

TOWN'S MOTION TO EXTEND ABATEMENT ORDER - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

14.1. **CASE 4889** - INVESTMENTS LAWYERS LLC/ALEX HUDSON - TOWN'S MOTION TO EXTEND ABATEMENT ORDER 947 - 949

Order of Abatement 4889

14.2. **CASE 4578** - DREWBOY INC./THE POLO CLUB INC - TOWN'S MOTION TO EXTEND ABATEMENT ORDER 951 - 952

Order of Abatement 4578

15.

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, 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 SPECIAL MAGISTRATE, SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE SPECIAL MAGISTRATE BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE SPECIAL MAGISTRATE IS GRANTED 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
SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS	8500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Terrance

Legal Description

Case Status Open **Case #** 4343 **Date Next Inspection** 7/20/2021

Notes Performing Interior alteration without approved plans or permit. Violation under the Florida Building Code 109.4
Property owner and/or tenant will need a building Permit from the Building Department for interior alterations.
Double Permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/8/2018		Notice of Violation	Certified Mail Regular Mail
6/30/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	109.4 Work commencing before permit issuance.	Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees.	Not in Compliance - Reinspection Date: 7/20/2021

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

Hasler FIRST-CLASS MAIL
09/11/2018
US POSTAGE $000.47⁰
ZIP 33023
011D10656696

FEEDING SOUTH FLORIDA
2701 SW 32 TERRACE
PEMBROKE PARK, FL 33023
CASE #4343

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

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US POSTAGE $000.47⁰
ZIP 33023
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SENECA INDUSTRIAL HOLDINGS LLC
C/O KIMBERLEY OWENS
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CHARLOTTE, NC 28262
CASE # 4343

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PEMBROKE PARK, FL 33023
NOH # 4343

Street and Apt.

City, State, ZIP

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1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
NOH # 4343, 5554, & 5705

Street and Apt. N

City, State, ZIP+4

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C/O ERNST & YOUNG LLP
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CHARLOTTE, NC 28230
NOH # 4343

Street and Apt. N

City, State, ZIP+4

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

Detail by Entity Name

Foreign Limited Liability Company
SENECA INDUSTRIAL HOLDINGS, LLC

Filing Information

Document Number	M07000003911
FEI/EIN Number	26-1582997
Date Filed	06/25/2007
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	07/14/2009

Principal Address

730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Changed: 05/01/2017

Mailing Address

730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Changed: 05/01/2017

Registered Agent Name & Address

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

Name Changed: 07/13/2009

Address Changed: 07/13/2009

Authorized Person(s) Detail

Name & Address

Title Secretary

BENEDETTO, MARY CATHERINE

730 THIRD AVENUE
NEW YORK, NY 10017

Title Secretary, Authorized Representative

DAVIS, MARTINA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Signatory

STEFFENS, GABRIEL
4675 MACARTHUR CT
STE 1100
NEWPORT BEACH, CA 92660

Title Authorized Representative

RAMOS, JANET
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Member

Teachers Insurance and Annuity Association of America
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

BAIR, SHARON
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

COHEN, DONNA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

CORNUKE, JOHN
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NEW YORK, NY 10017

Title Authorized Representative

FISK, MICHAEL
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NEW YORK, NY 10017

Title AUTH. PERSON

GIRALDO, RANDY
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NEW YORK, NY 10017

Title Authorized Representative

JOSPEH, JILLIAN
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

MARTIN, MANUEL
501 BRICKELL KEY DRIVE
MIAMI, FL 33131

Title Authorized Representative

MILLER, NANCY
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

MILLER, WILLIAM
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

ROLLINS, TODD
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NEW YORK, NY 10017

Title Authorized Representative

SWINK, MICHAEL
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MS: 730/12/02
NEW YORK, NY 10017

Title Authorized Representative

WEINDLING, FRANCESCA
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NEW YORK, NY 10017

Title Authorized Representative

HERTER, W. BEH
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NEW YORK, NY 10017

Title Authorized Representative

GRIMALDI, ANTHONY
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MS: 730/12/02
NEW YORK, NY 10017

Title Authorized Representative

DE ALCANTARA, ADRIANA
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NEW YORK, NY 10017

Title Authorized Representative

Boan, Ryan
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NEW YORK, NY 10017

Title Authorized Representative

Chaperon, Julien
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NEW YORK, NY 10017

Title Authorized Representative

Swink, Michael A.
6 CONCOURSE PKWY
ATLANTA, GA 30328

Title Authorized Representative

BENEDETTO, MARY CATHERINE
730 THIRD AVENUE
12TH FL
NEW YORK, NY 10017

Title Authorized Representative

NEGRON, PATRICIA
730 THIRD AVENUE
12TH FL
NEW YORK, NY 10017

Annual Reports

Report Year	Filed Date
2019	02/09/2019
2020	05/05/2020
2021	04/26/2021

Document Images

04/26/2021 -- ANNUAL REPORT	View image in PDF format
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07/13/2009 -- Reinstatement	View image in PDF format
06/27/2007 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2501-2775 SW 32 TERRACE, PEMBROKE PARK FL 33023	ID #	5142 20 17 0090
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP	Millage	0613
		Use	48
Mailing Address	PO BOX 30428 CHARLOTTE NC 28230		

Abbr Legal Description	SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)

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*	$1,985,730	$13,577,020	$15,562,750	$15,457,800	
2020	$1,985,730	$12,066,820	$14,052,550	$14,052,550	$303,279.33
2019	$1,985,730	$11,524,250	$13,509,980	$13,413,320	$293,517.85

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$15,562,750	$15,562,750	$15,562,750	$15,562,750
Portability	0	0	0	0
Assessed/SOH	$15,457,800	$15,562,750	$15,457,800	$15,457,800
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	$15,457,800	$15,562,750	$15,457,800	$15,457,800

Sales History

Date	Type	Price	Book/Page or CIN
12/11/2007	SW*-T	$100	44911 / 14
4/24/2002	SWD	$1,237,900	33082 / 954

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	330,955	SF
Adj. Bldg. S.F. (Card, Sketch)		153269
Eff./Act. Year Built: 2004/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
SENECA INDUSTRIAL HOLDINGS LLC C/O KIMBERELY S OWENS	)	CASE NO. 4343
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: SENECA INDUSTRIAL HOLDINGS LLC C/O KIMBERELY S OWENS
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2501 SW 32 TER, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDINGS LLC C/O KIMBERELY S OWENS 2:45 A.M./P.M. ON THE 6 DAY OF JULY 2021.

TYPE OF SERVICE

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

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 16 day of J, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

JEFFRLY 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:

06/30/2021

Case #:

4343

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Certified Mail #:

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Property Description:

514220170090

Legal Description:

SENECA PLAT 165-9 B POR OF PARCEL A
& B DESC AS:BEG AT INTERSECTION OF
S/R/W/L SW 25 ST & E/L OF SAID PLAT &
W/L OF JUNHALLA PLAT,W 351.70,S
941.81 E 351.21,N 941.82 TO POB
(PARCEL LYING NE1/4 SEC 29)

AKA:

2501 SW 32 TER, PEMBROKE PARK, FL
33023 #Feeding South Florida - 2701 SW
32nd Terrance

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/8/2018 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
FLORIDA BUILDING CODE	109.4 Work commencing before permit issuance.	Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees.	14

Performing Interior alteration without approved plans or permit. Violation under the Florida Building Code 109.4
Property owner and/or tenant will need a building Permit from the Building Department for interior alterations.
Double Permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

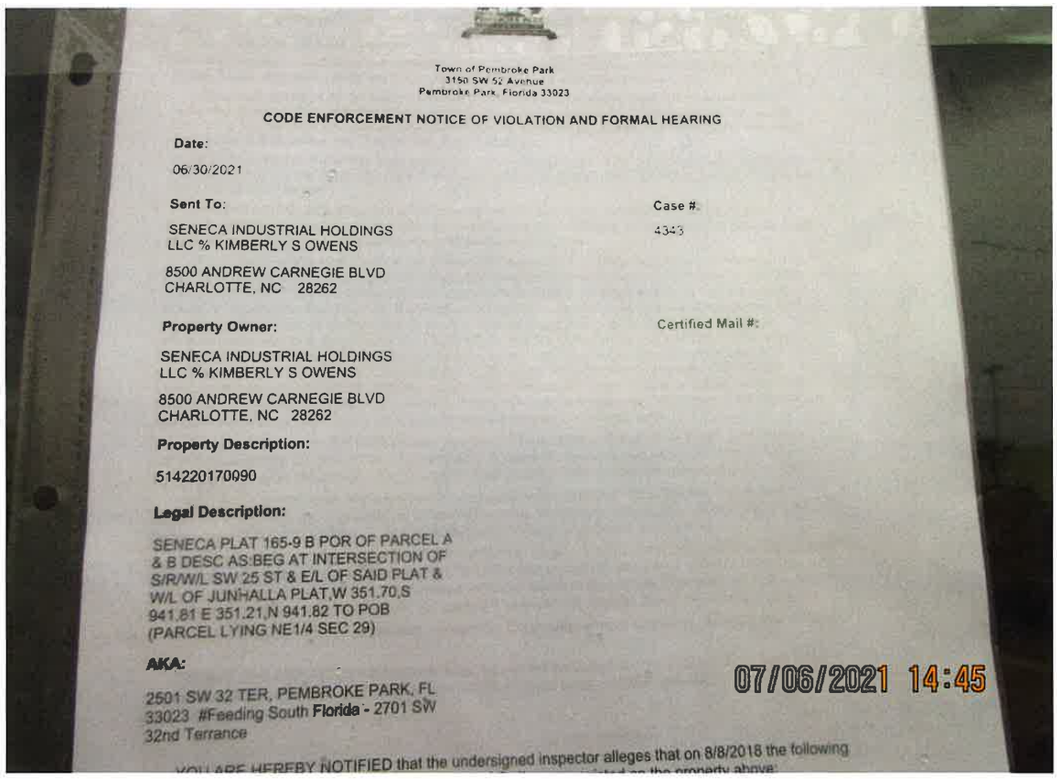
For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

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

Teressa Malcolm

Code Enforcement Officer

6/30/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Case #:

4343

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Certified Mail #:

Property Description:

514220170090

Legal Description:

SENECA PLAT 165-9 B POR OF PARCEL A
& B DESC AS:BEG AT INTERSECTION OF
S/R/W/L SW 25 ST & E/L OF SAID PLAT &
W/L OF JUNHALLA PLAT,W 351.70,S
941.81 E 351.21,N 941.82 TO POB
(PARCEL LYING NE1/4 SEC 29)

AKA:

2501 SW 32 TER, PEMBROKE PARK, FL
33023 #Feeding South Florida - 2701 SW
32nd Terrance

07/06/2021 14:45

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/8/2018 the following

FEEDING
SOUTH FLORIDA
07/06/2021 14:56

FEEDING
SOUTH FLORIDA
07/06/2021 14:43

07/06/2021 14:53

07/06/2021 14:53

07/06/2021 14:54

07/06/2021 14:54

RESTROOMS
07/06/2021 14:54

07/06/2021 14:54

07/06/2021 14:54

07/06/2021 14:55

WATERMELONS
07/06/2021 14:55

07/06/2021 14:55

07/06/2021 14:55

07/06/2021 14:55

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

August 24, 2018

TO: SENECA INDUSTRIAL HOLDINGS LLC
C/O KIMBERELY S OWENS
8500 ANDREW CARNEGIE
CHARLOTTE, NC 28262

FEEDING SOUTH FLORIDA
2701 SW 32 TERRACE
PEMBROKE PARK, FL 33023

RE: TOWN OF PEMBROKE PARK v.
SENECA INDUSTRIAL HOLDINGS LLC
FEEDING SOUTH FLORIDA
CASE NO. 4343

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT BOARD MEETING AT WHICH YOUR CASE SHALL BE HEARD WILL BE RESCHEDULED:

UNTIL FURTHER NOTICE

If you have any questions, please contact our office at 954-966-4600, ext. 215.

Respectfully,

JEFFREY LOUIS
Code Enforcement Officer

JL

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

August 24, 2018

TO: SENECA INDUSTRIAL HOLDINGS LLC
C/O KIMBERELY S OWENS
8500 ANDREW CARNEGIE
CHARLOTTE, NC 28262

FEEDING SOUTH FLORIDA
2701 SW 32 TERRACE
PEMBROKE PARK, FL 33023

RE: TOWN OF PEMBROKE PARK v.
SENECA INDUSTRIAL HOLDINGS LLC
FEEDING SOUTH FLORIDA
CASE NO. 4944

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT BOARD MEETING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

UNTIL FURTHER NOTICE

If you have any questions, please contact our office at 954-966-4600, ext. 215.

Respectfully,

JEFFREY LOUIS
Code Enforcement Board Clerk

JL

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2501-2775 SW 32 TERRACE, PEMBROKE PARK FL 33023	ID #	5142 20 17 0090
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS	Millage	0613
		Use	48
Mailing Address	8500 ANDREW CARNEGIE BLVD CHARLOTTE NC 28262		

Abbr Legal Description	SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	$1,985,730	$11,524,250	$13,509,980	$12,193,930	
2017	$1,985,730	$10,275,900	$12,261,630	$11,088,900	$248,167.22
2016	$1,985,730	$8,472,750	$10,458,480	$10,080,820	$225,270.37

2018 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$13,509,980	$13,509,980	$13,509,980	$13,509,980
Portability	0	0	0	0
Assessed/SOH	$12,193,930	$13,509,980	$12,193,930	$12,193,930
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	$12,193,930	$13,509,980	$12,193,930	$12,193,930

Sales History

Date	Type	Price	Book/Page or CIN
12/11/2007	SW*-T	$100	44911 / 14
4/24/2002	SWD	$1,237,900	33082 / 954

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	330,955	SF
Adj. Bldg. S.F. (Card, Sketch)		153269
Eff./Act. Year Built: 2004/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2501-2775 SW 32 TERRACE, PEMBROKE PARK FL 33023	ID #	5142 20 17 0090
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS	Millage	0613
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Exempt Type	0	0	0	0
Taxable	$12,193,930	$13,509,980	$12,193,930	$12,193,930

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Eff./Act. Year Built: 2004/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case 4343

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Feeding South Florida DATE 6-19 20 18

SITE ADDRESS 2701 SW 32 Terr

PERMIT # Required SUB/PARK

- [x] STOP ALL WORK
- [x] NO BUILDING PERMIT
- [x] VIOLATION OF FLORIDA BUILDING CODE # 109.4
- [ ] VIOLATION OF TOWN ORDINANCE
- [ ] NFPA
- [ ] CODE REF.
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS Performing interior alterations without approved plans or permit

- [x] 2 X FEE
- [ ] FINE _____ DAYS TO COMPLY —

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- [x] STRUCTURAL
- [x] PLUMBING
- [x] MECHANICAL
- [x] ELECTRICAL
- [ ] CODE ENF.
- [ ] SEWER
- [ ] ZONING
- [ ] ENGINEERING

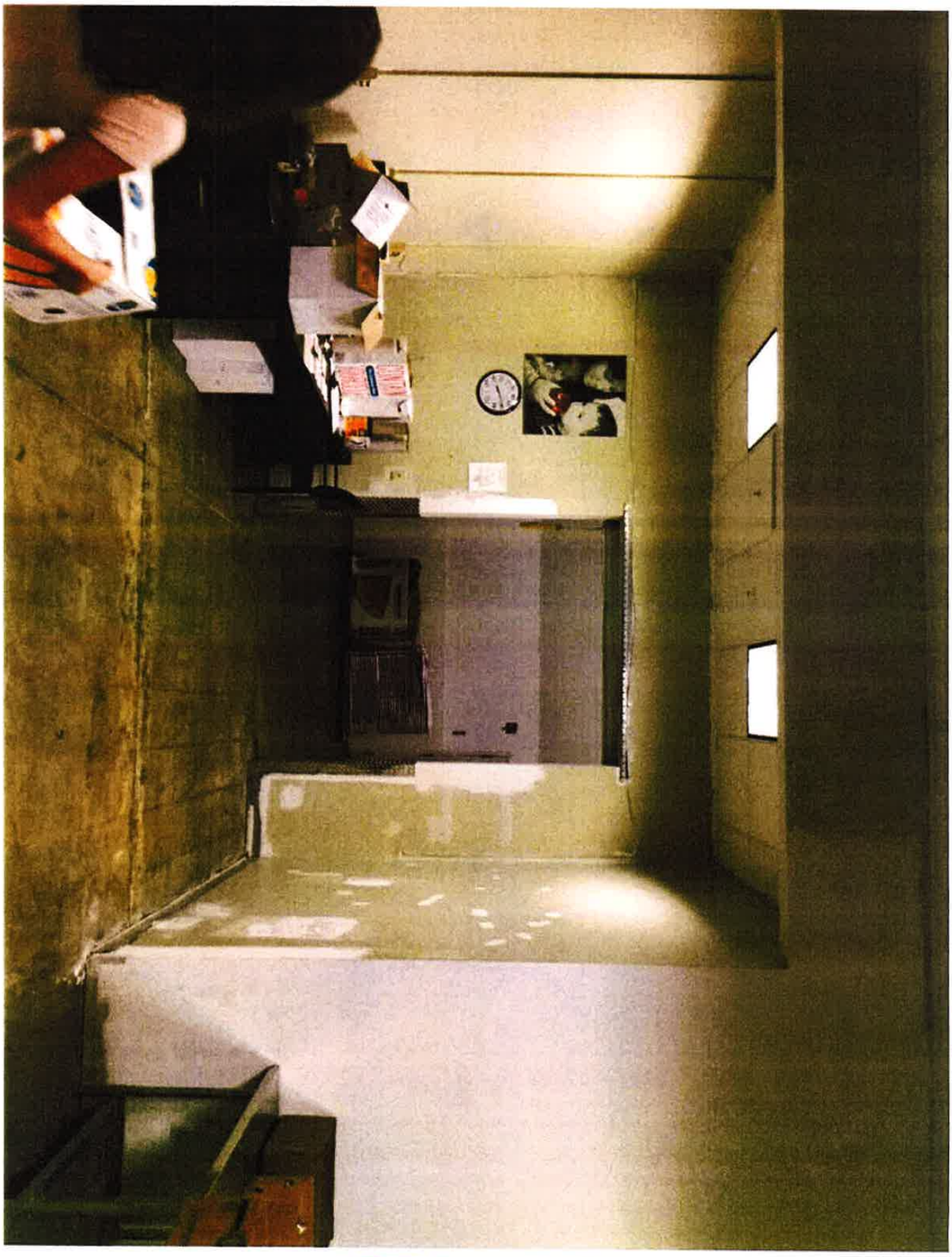
TOWN HALL 966-4600

INSPECTOR Samira Montierre

EXT. # 954 517 1839 Donna

developpemenff.com

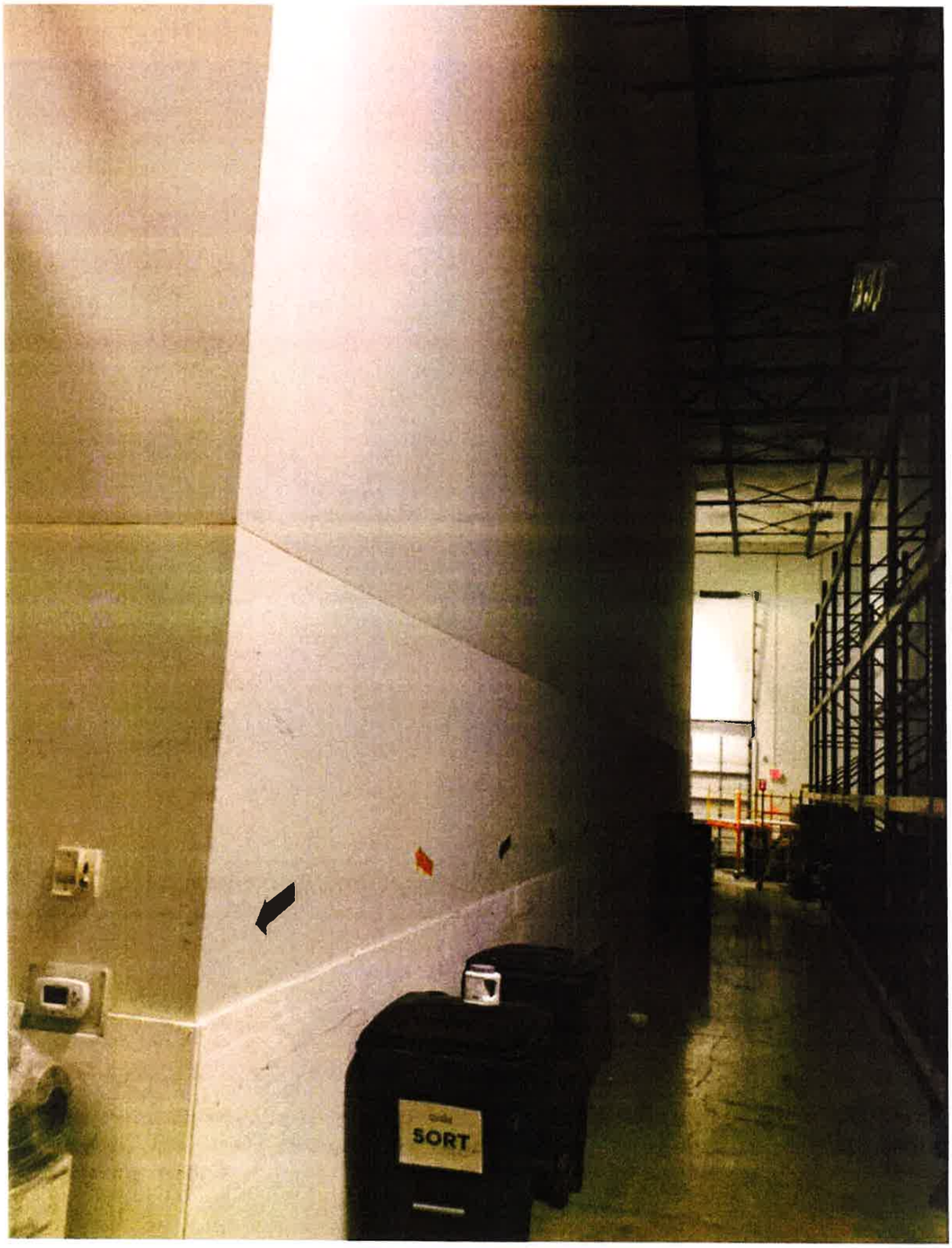
CUIDADO
PISO



EMERGENCY EXIT
ONLY
ALARM WILL SOUND
EXIT

EXIT
M-1

EXIT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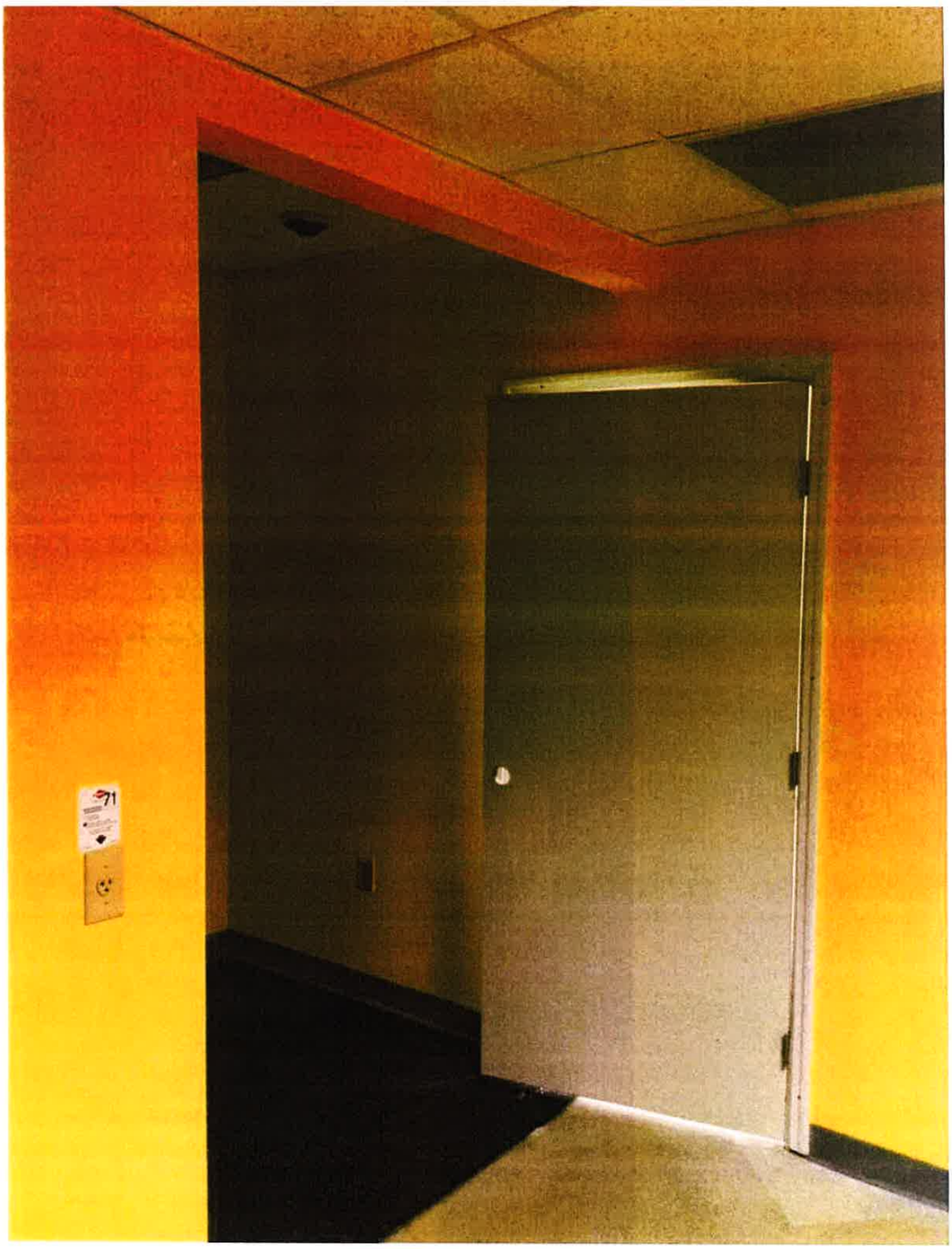
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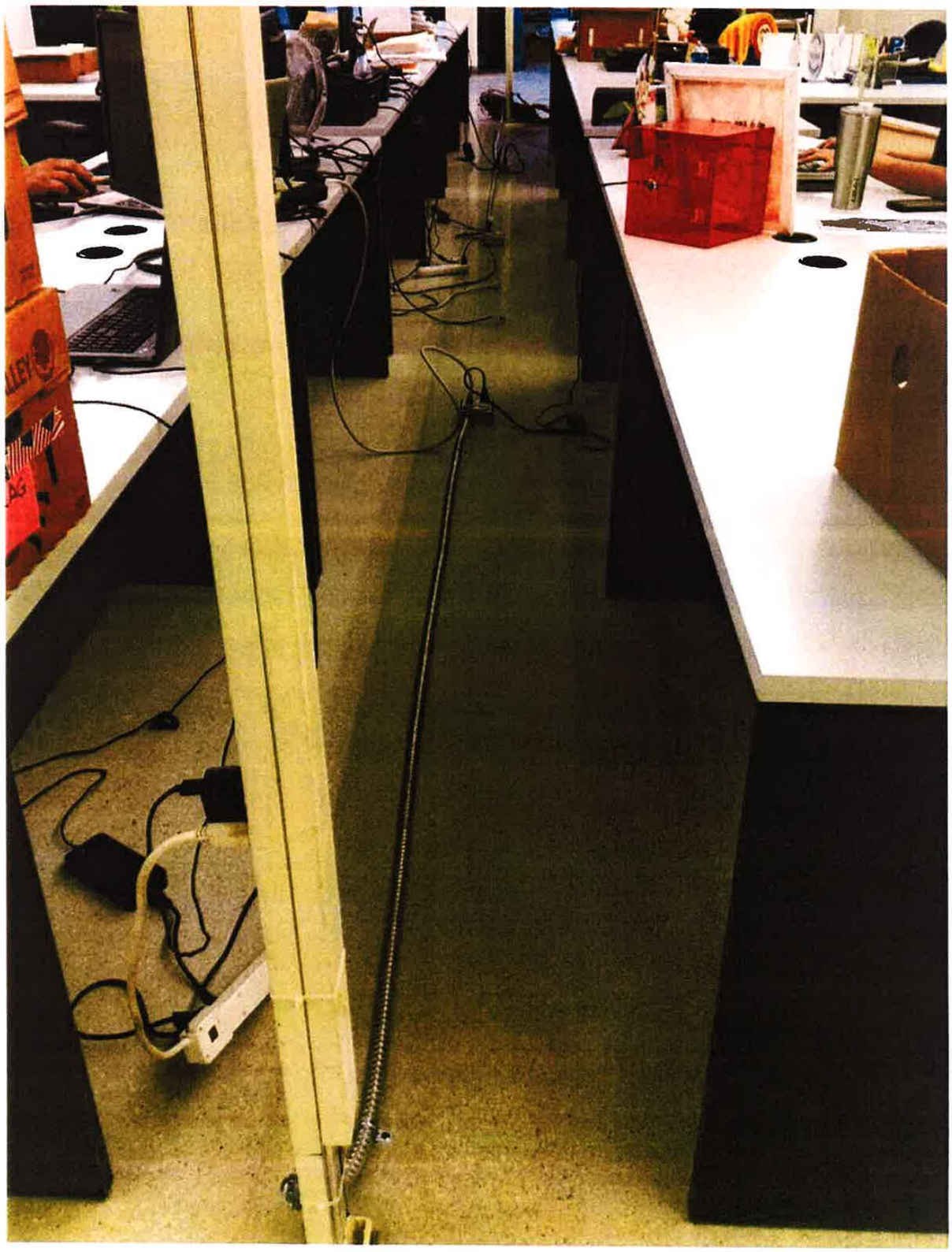
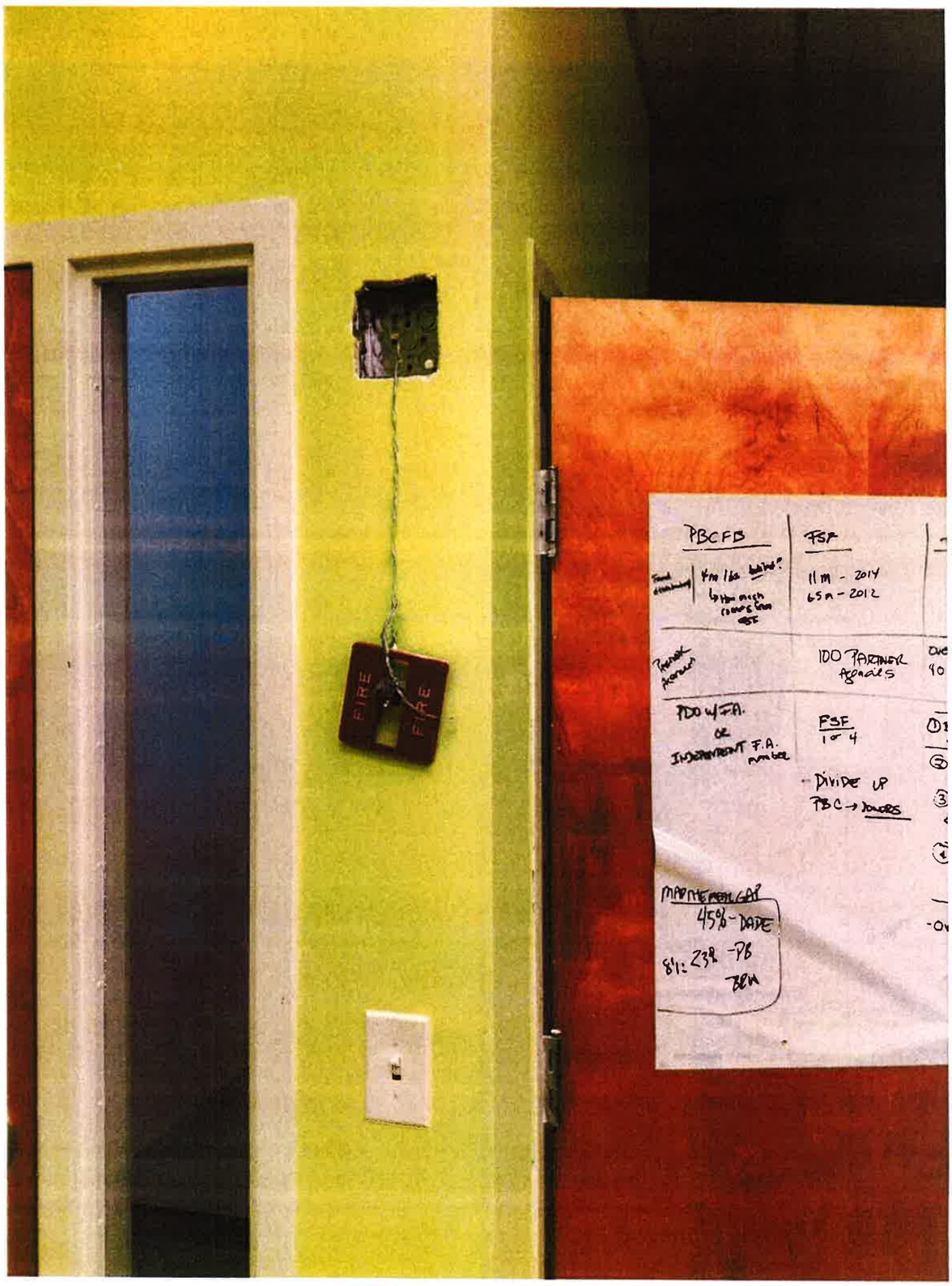



FIRE
FIRE
PBCFB
FSP
11m - 2014
65n - 2012
100 PARTNER
PDO w/FA.
OR
INDEPENDENT F.A.
FSF
1 of 4
DIVIDE UP
PBC → DONORS
45% - DADE
8½ 23% - PB

NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK

TO: SENECA INDUSTRIAL HOLDINGS LLC
C/O KIMBERLY S OWENS
8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

DATE: August 9, 2018 **CASE: 4343**

SITE ADDRESS: FEEDING SOUTH FLORIDA, 2701 SW 32nd TERRANCE, PEMBROKE PARK FL 33023
Zoning: M-1
LEGAL DESCRIPTION: 514220170090

You are hereby notified that the following violations exist: You are in violation of the Florida Building Code **Section(s) # 109.4 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or the Building Official's written approval, shall be subject to a penalty not to exceed 100 percent of the usual permit fee that shall be in addition to the required permit fees.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by August 23, 2018. The owner must obtain and complete a Building Permit for the interior alterations of building.

AND

IN ALL EVENTS

There shall be a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, August 23, 2018** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case will be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to $500.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

Should you fail to appear at the scheduled hearing to contest the violation(s), you will be deemed to have waived your right to contest the violation(s) and in such event, a judgment and/or lien may be entered against you and/or your real property for an amount up to the maximum penalty as provided by law.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the scheduled hearing. You may appeal a ruling or order of the Board to the Circuit Court of the Seventeenth Judicial Circuit. An appeal of the Final Order shall be filed within thirty (30) days of the execution of the Order to be appealed.

You are further advised that if you decide to appeal any decision made by the Board with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you 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.

REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 215

ALAN CORRIVEAU, BUILDING OFFICAL

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT (954)966-4600 EXT. 1235 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).

Case Overview

Property/Incident Information

Owner	Address	Site Address
967 SW 5 ST LLC	7545 E Treasure Drive, Apt. 10E North Bay Village, FL 33141	5100 SW 41 ST, PEMBROKE PARK, FL 33023 309

Legal Description

Case Status Open **Case #** 4947 **Date Next Inspection** 7/20/2021

Notes Demo of kitchen done without permit. Condo unit is in need of several repairs (doors, bathroom, carpet and other maintenance issue. Owner must go to the Building Dept. and obtain/complete permits for current and future repairs.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/25/2020		Notice of Violation	Hand Regular Mail
6/22/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2021

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case #4947

Hasler FIRST-CLASS MAIL
03/07/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

967 SW 5 St LLC
247 SW 8 St 990
Miami, FL 33130

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case #4947

Hasler FIRST-CLASS MAIL
03/07/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Current Tenant
5100 SW 41 St #309
Pembroke Park, FL 33023

7021 0350 0001 0297 6832

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$ 6.96
Sent To
Street and Apt. N
City, State, ZIP+4

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

967 SW 5 ST LLC
NOH #4947
5100 SW 41 Street, #309
Pembroke Park, FL 33023

PS Form 3800,

7021 0350 0001 0297 6849

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$ 6.96
Sent To
Street and Apt. N
City, State, ZIP+4

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

Solutions By Accountants
NOH #4947
1549 NE 123rd Street
North Miami, FL 33161

PS Form 3800,

7021 0350 0001 0297 6825

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$ 6.96
Sent To
Street and Apt. N
City, State, ZIP+4

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

967 SW 5 ST LLC
NOH #4947
7545 E Treasure Drive, Apt. #10E
North Bay Village, FL 33141

PS Form 3800,

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #309, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0530
Property Owner	967 SW 5 ST LLC	Millage	0613
Mailing Address	7545 E TREASURE DR APT 10E NORTH BAY VILLAGE FL 33141	Use	04

Abbr Legal Description	CONDADO REAL CONDO UNIT 309 PER CDO BK/PG: 32763/1084

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$6,510	$58,630	$65,140	$65,140	
2020	$5,980	$53,820	$59,800	$59,800	$1,290.58
2019	$5,550	$49,970	$55,520	$50,410	$1,135.09

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$65,140	$65,140	$65,140	$65,140
Portability	0	0	0	0
Assessed/SOH	$65,140	$65,140	$65,140	$65,140
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$65,140	$65,140	$65,140	$65,140

Sales History

Date	Type	Price	Book/Page or CIN
5/29/2019	WD-Q	$70,000	115848391
10/9/2015	WD-Q	$60,000	113282066
1/14/2014	SWD-Q-DS	$30,000	112042910
8/30/2013	SWD-T	$100	111779843
8/30/2012	CET-T	$100	49085 / 960

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		730
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Limited Liability Company
967 SW 5 ST LLC

Filing Information

Document Number	L11000135494
FEI/EIN Number	35-2441051
Date Filed	12/01/2011
Effective Date	11/30/2011
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/10/2019

Principal Address

7545 e treasure dr
10 E
miami, FL 33141

Changed: 03/14/2021

Mailing Address

7545 E TREASURE DR
APT 10E
NORTH BAY VILLAGE, FL 33141

Changed: 06/04/2020

Registered Agent Name & Address

SOLUTIONS BY ACCOUNTANTS
1549 NE 123RD ST
NORTH MIAMI, FL 33161

Name Changed: 10/10/2019

Address Changed: 10/10/2019

Authorized Person(s) Detail

Name & Address

Title Manager

STEINMAN, EZEQUIEL PABLO

10 E
7545 E Treasure Dr Apt 10E
North Bay Village, FL 33141

Annual Reports

Report Year	Filed Date
2019	10/10/2019
2020	03/27/2020
2021	03/14/2021

Document Images

03/14/2021 -- ANNUAL REPORT	View image in PDF format
03/27/2020 -- ANNUAL REPORT	View image in PDF format
10/10/2019 -- REINSTATEMENT	View image in PDF format
10/12/2017 -- LC Amendment	View image in PDF format
06/16/2017 -- LC Amendment	View image in PDF format
05/08/2017 -- LC Amendment	View image in PDF format
02/22/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
03/24/2014 -- ANNUAL REPORT	View image in PDF format
04/24/2013 -- ANNUAL REPORT	View image in PDF format
08/28/2012 -- ANNUAL REPORT	View image in PDF format
12/01/2011 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

967 SW 5 ST LLC CASE NO. 4947

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 967 SW 5 ST LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 STREET, UNIT 309, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 967 SW 5 ST LLC AT 11:26 A.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 13 day of 7, 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:

06/22/2021

Sent To:

967 SW 5 ST LLC

7545 E Treasure Drive, Apt. 10E
North Bay Village, FL 33141

Case #:

4947

Property Owner:

967 SW 5 ST LLC

7545 E Treasure Drive, Apt. 10E
North Bay Village, FL 33141

Certified Mail #:

Property Description:

514230AA0530

Legal Description:

CONDADO REAL CONDO UNIT 309 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 309

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 2/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property:

07/06/2021 11:26

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 6-105 - Repair and maintenance	Repairs and installations shall be made so as to comply with the provisions of the building code of the approved site plan. All work shall proceed in a timely fashion and be done in a	

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2021

Sent To:

967 SW 5 ST LLC

7545 E Treasure Drive, Apt. 10E
North Bay Village, FL 33141

Case #:

4947

Property Owner:

967 SW 5 ST LLC

7545 E Treasure Drive, Apt. 10E
North Bay Village, FL 33141

Certified Mail #:

Property Description:

514230AA0530

Legal Description:

CONDADO REAL CONDO UNIT 309 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 309

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

Demo of kitchen done without permit. Condo unit is in need of several repairs (doors, bathroom, carpet and other maintenance issue. Owner must go to the Building Dept. and obtain/complete permits for current and future repairs.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 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

6/22/2021

10/20/20
No Permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
967 SW 5 ST LLC 247 SW 8 ST 990 MIAMI, FL 33130	4947	02/25/2020

Property Owner:	Property Description:	Certified Mail #:
967 SW 5 ST LLC 247 SW 8 ST 990 MIAMI, FL 33130	514230AA0530	

Legal Description:	AKA:
CONDADO REAL UNIT 309	5100 SW 41 ST, PEMBROKE PARK, FL 33023 309 #Sebastian -5100 SW 41 ST, Unit 309

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

Notes/Means of Correction:

Demo of kitchen done without permit. Condo unit is in need of several repairs (doors, bathroom, carpet and other maintenance issue. Owner must go to the Building Dept. and obtain/complete permits for current and future repairs.

Double permit fee has been assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

Town of Pembroke Park Violation Notice

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

Name Sebastian 967 SW 5th ST LLC Date 2/25/20
Site Address 5100 W Hallandale Beach Blvd, unit 309 Case # 4947
Permit # _____ Sub/Park Condado Real

- [x] *STOP ALL WORK
- [x] No Building Permit
- [ ] Violation of Florida Building Code # _____
- [x] Violation of Town Ordinance # 5-2
- [ ] NFPA # _____ 5-105
- [ ] Approved Plan Not Being Followed
- [ ] Permit Not on Job
- [ ] Approved plan not on Job
- [ ] Re-Inspection Fee
- [ ] Repeat Violation (Double fine)

Violation (s)
Demo of kitchen done without permit. Condo unit is in need of several repairs doors, bathroom, carpet and other maintenance issue.

Corrective Action(s)
Owner must go to the Building Dept. and obtain & complete permits for all current and future repairs.

- [x] Structural
- [x] Code Enf.
- [ ] Plumbing
- [ ] Zoning
- [ ] Mechanical
- [ ] Business Tax Receipt
- [ ] Electrical
- [ ] Other_____

- [x] DOUBLE PERMIT FEE CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

Joseline Ramirez
Code Enforcement Officer

Received by
Contractor

White: Original Copy Yellow: Officer's Copy Pink: Violator

02.25.2020 04 45

02/25/2020 04:27

02/25/2020 04:27

02/25/2020 04:27

02/25/2020 04:27

02/25/2020 04:27

02/25/2020 04:30

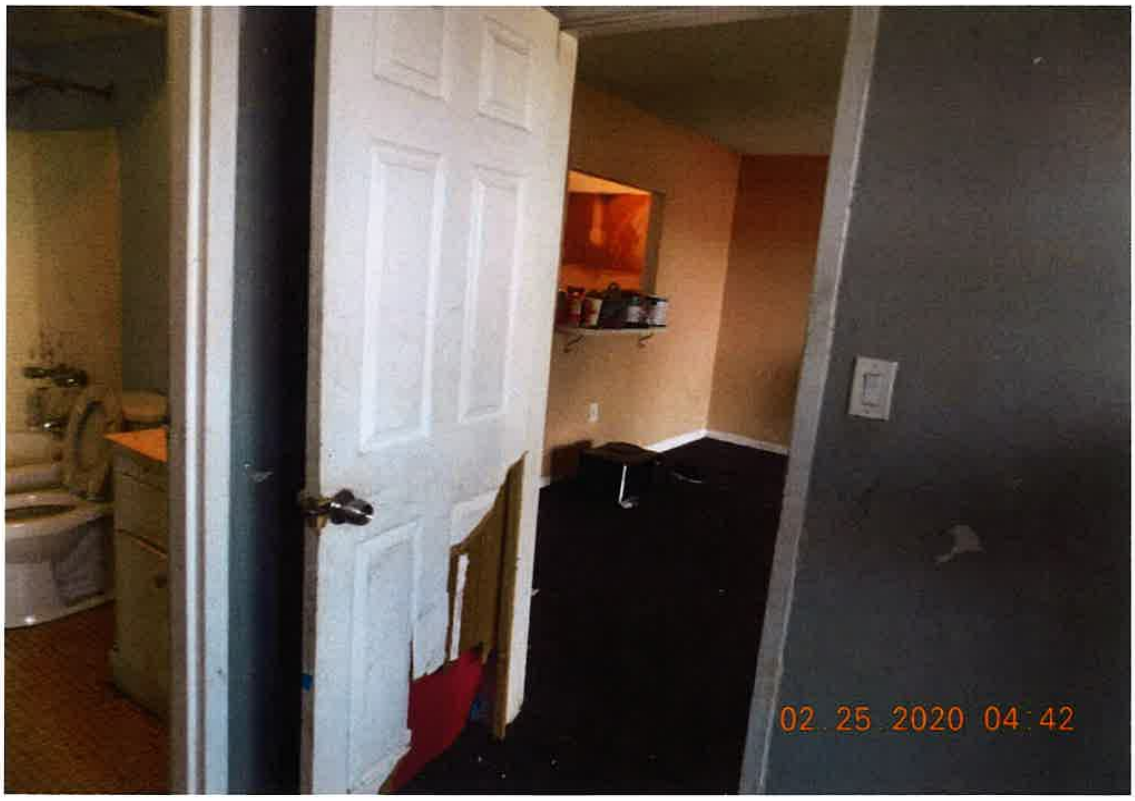
02.25.2020 04:36

02.25.2020 04:36

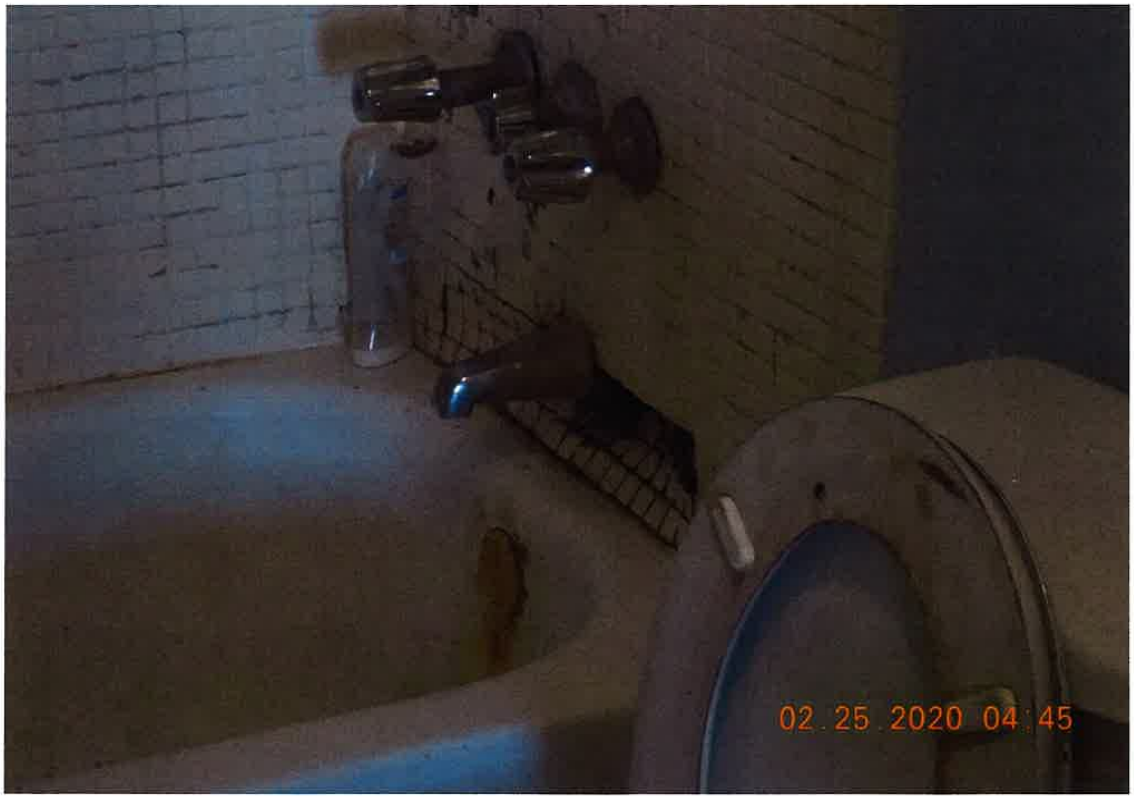
02.25.2020 04:36

02.25.2020 04:37

02 25 2020 04:37


02 25 2020 04:42

02.25.2020 04:43


02.25.2020 04:45

Case Overview

Property/Incident Information

Owner	Address	Site Address
ALMISO USA LLC	8855 COLLINS AVE #3G SURFSIDE, FL 33154	5100 SW 41 ST, PEMBROKE PARK, FL 33023 109

Legal Description

Case Status Open **Case #** 4962 **Date Next Inspection** 7/20/2021

Notes Observed interior unit, water is leaking through light fixture in bedroom closet, several damages to ceiling (bedroom to the right, kitchen, bathroom). Owner altered electrical panel and installed a tank-less water heater without permits. The unit has no smoke detector at this current time. The owner must repair all ceiling damages with Building Permits. The owner must obtain permits from the Building Dept. for altering the electrical panel and installing a tank-less water heater without permits. The owner must install a smoke detector immediately.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/4/2020		Notice of Violation	Regular Mail
6/22/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

FIRE PREVENTION AND PROTECTION	Sec. 9-42. - When required.	Every building, mobile home, living unit, room or area that is used or intended to be used for sleeping and any building that is occupied by preschool children (individuals under the age of six (6) years), aged (individuals who have attained the age of sixty-five (65) years or older), infirm or disabled persons, whether equipped with sleeping accommodations or not, shall have installed, in accordance with the requirements of this article, an approved smoke detector(s). (Ord. No. 84-3-1, § 2, 3-14-84)	Not in Compliance - Reinspection Date: 7/20/2021
FIRE PREVENTION AND PROTECTION	Sec. 9-43 (a)(1). - Installation.	The following shall govern the installation of approved smoke detectors: (1) Existing occupancy with approved smoke detector. Any existing occupancy in which approved smoke detectors were installed prior to the effective date of the ordinance from which this section was derived may continue such use. (2) Existing occupancy without approved smoke detector. Any existing occupancy in which approved smoke detectors have not be installed prior to the effective date of the ordinance from which this section was derived shall have installed approved smoke detectors as follows: a.Electric-powered smoke detectors shall meet the following requirements: 1.Approved smoke detectors utilizing AC as the primary source of electric power shall be used. 2.Electrical power shall be dependable commercial light and power supply source. A visible "power on" indicator shall be provided. 3.A restraining means shall be used at the wall plug of any cord-connected installation. 4.No detector...	Not in Compliance - Reinspection Date: 7/20/2021
FIRE PREVENTION AND PROTECTION	Sec. 9-43 (b)(2). - Installation.	b.Battery powered smoke detectors shall meet the following requirements: 1.All power requirements are met for at least one (1) year's life, including weekly testing. 2.A distinctive audible trouble signal is given before the battery is incapable of operating the device(s) for alarm purposes. 3.The unit is capable of producing an alarm signal for at least four (4) minutes at the battery voltage at which a trouble signal is normally obtained, followed by seven (7) days of trouble signal operation. 4.The audible trouble signal is produced at least once every minute for seven (7) consecutive days. 5.The monitored battery detectors meeting these specifications are clearly identified on the unit near the battery compartment. 6.Detector(s) having a test button in order to test the unit are desirable.	Not in Compliance - Reinspection Date: 7/20/2021

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case #4962

Almiso USA LLC
8855 Collins Ave #3G
Surfside, FL 33154

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case #4962

Current Tenant
5100 SW 41 St #109
Pembroke Park, FL 33023

7021 0350 0001 0297 6894

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 6.96

Sent To

Street and Apt. No.

City, State, ZIP+4

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL

Postmark Here

Almiso USA LLC
NOH #4962
5100 SW 41 Street, #109
Pembroke Park, FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-5047

7021 0350 0001 0297 6887

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 6.96

Sent To

Street and Apt. No.

City, State, ZIP+4

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

Postmark Here

Almiso USA LLC
Laura Bellacar
NOH #4962
8855 Collins Ave #3G
Surfside, FL 33154

PS Form 3800,

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Almiso USA LLC
Laura Bellacar
NOH #4962
8855 Collins Ave #3G
Surfside, FL 33154

9590 9402 6610 1028 6967 33

2. Article Number (Transfer from service label)
7021 0350 0001 0297 6887

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X SJ, CUTS, RTS
☒ Agent
☒ Addressee

B. Received by (Printed Name)
SJ, CUTS, RTS
C. Date of Delivery
7/2/21

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

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

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #109, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0090
Property Owner	ALMISO USA LLC	Millage	0613
Mailing Address	8855 COLLINS AVE #3G SURFSIDE FL 33154	Use	04

Abbr Legal Description	CONDADO REAL CONDO UNIT 109 PER CDO BK/PG: 32763/1084

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$8,110	$72,950	$81,060	$71,780	
2020	$7,440	$66,960	$74,400	$65,260	$1,467.89
2019	$6,910	$62,180	$69,090	$59,330	$1,361.19

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$81,060	$81,060	$81,060	$81,060
Portability	0	0	0	0
Assessed/SOH	$71,780	$81,060	$71,780	$71,780
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$71,780	$81,060	$71,780	$71,780

Sales History

Date	Type	Price	Book/Page or CIN
12/24/2015	QCD-T	$100	113431935
8/27/2014	WD-Q-SS	$44,000	112498041
12/4/2002	QCD	$100	37693 / 1244
11/1/2002	WD	$72,300	34060 / 1765

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		810
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
ALMISO USA, LLC

Filing Information

Document Number	L15000212488
FEI/EIN Number	81-0997800
Date Filed	12/23/2015
Effective Date	12/23/2015
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/03/2019
Event Effective Date	NONE

Principal Address

8855 COLLINS AVE
3G
SURFSIDE, FL 33154

Changed: 02/25/2016

Mailing Address

8855 COLLINS AVE
3G
SURFSIDE, FL 33154

Changed: 02/25/2016

Registered Agent Name & Address

BELLACAR, LAURA
8855 COLLINS AVE
3G
SURFSIDE, FL 33154

Authorized Person(s) Detail

Name & Address

Title MGR

SZWARC, MARIO
8855 COLLINS AVE 3G
SURFSIDE, FL 33154 UN

Title AMBR

SZWARC, JUAN M
8855 COLLINS AVE
3G
SURFSIDE, FL 33154

Title AMBR

BRAUN SZWARC, JEANNETTE
8855 COLLINS AVE
3G
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2019	04/18/2019
2020	03/21/2020
2021	04/15/2021

Document Images

04/15/2021 -- ANNUAL REPORT	View image in PDF format
03/21/2020 -- ANNUAL REPORT	View image in PDF format
09/03/2019 -- LC Amendment	View image in PDF format
04/18/2019 -- ANNUAL REPORT	View image in PDF format
02/21/2018 -- ANNUAL REPORT	View image in PDF format
03/26/2017 -- ANNUAL REPORT	View image in PDF format
02/25/2016 -- ANNUAL REPORT	View image in PDF format
12/23/2015 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ALMISO USA LLC CASE NO. 4962

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ALMISO USA LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 STREET, UNIT 109, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ALMISO USA LLC AT 11:18 A.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 13 day of 7, 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 _____

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2021

Sent To:

ALMISO USA LLC

8855 COLLINS AVE #3G
SURFSIDE, FL 33154

Case #:

4962

Property Owner:

ALMISO USA LLC

8855 COLLINS AVE #3G
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230AA0090

Legal Description:

CONDADO REAL CONDO UNIT 109 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 109

07/06/2021 11:18

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/4/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2021

Sent To:

ALMISO USA LLC

8855 COLLINS AVE #3G
SURFSIDE, FL 33154

Case #:

4962

Property Owner:

ALMISO USA LLC

8855 COLLINS AVE #3G
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230AA0090

Legal Description:

CONDADO REAL CONDO UNIT 109 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 109

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/4/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
FIRE PREVENTION AND PROTECTION	Sec. 9-42. - When required.	Every building, mobile home, living unit, room or area that is used or intended to be used for sleeping and any building that is occupied by preschool children (individuals under the age of six (6) years), aged (individuals who have attained the age of sixty-five (65) years or older), infirm or disabled persons, whether equipped with sleeping accommodations or not, shall have installed, in accordance with the requirements of this article, an approved smoke detector(s). (Ord. No. 84-3-1, § 2, 3-14-84)	30

FIRE PREVENTION AND PROTECTION	Sec. 9-43 (a)(1). - Installation.	The following shall govern the installation of approved smoke detectors: (1) Existing occupancy with approved smoke detector. Any existing occupancy in which approved smoke detectors were installed prior to the effective date of the ordinance from which this section was derived may continue such use. (2) Existing occupancy without approved smoke detector. Any existing occupancy in which approved smoke detectors have not be installed prior to the effective date of the ordinance from which this section was derived shall have installed approved smoke detectors as follows: a.Electric-powered smoke detectors shall meet the following requirements: 1.Approved smoke detectors utilizing AC as the primary source of electric power shall be used. 2.Electrical power shall be dependable commercial light and power supply source. A visible "power on" indicator shall be provided. 3.A restraining means shall be used at the wall plug of any cord-connected installation. 4.No detector...	30
FIRE PREVENTION AND PROTECTION	Sec. 9-43 (b)(2). - Installation.	b.Battery powered smoke detectors shall meet the following requirements: 1.All power requirements are met for at least one (1) year's life, including weekly testing. 2.A distinctive audible trouble signal is given before the battery is incapable of operating the device(s) for alarm purposes. 3.The unit is capable of producing an alarm signal for at least four (4) minutes at the battery voltage at which a trouble signal is normally obtained, followed by seven (7) days of trouble signal operation. 4.The audible trouble signal is produced at least once every minute for seven (7) consecutive days. 5.The monitored battery detectors meeting these specifications are clearly identified on the unit near the battery compartment. 6.Detector(s) having a test button in order to test the unit are desirable.	30

Observed interior unit, water is leaking through light fixture in bedroom closet, several damages to ceiling (bedroom to the right, kitchen, bathroom). Owner altered electrical panel and installed a tank-less water heater without permits. The unit has no smoke detector at this current time. The owner must repair all ceiling damages with Building Permits. The owner must obtain permits from the Building Dept. for altering the electrical panel and installing a tank-less water heater without permits. The owner must install a smoke detector immediately.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 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

6/22/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ALMISO USA LLC 8855 COLLINS AVE #3G SURFSIDE, FL 33154	4962	03/04/2020

Property Owner:	Property Description:	Certified Mail #:
ALMISO USA LLC 8855 COLLINS AVE #3G SURFSIDE, FL 33154	514230AA0090	

Legal Description:	AKA:
CONDADO REAL UNIT 109	5100 SW 41 ST, PEMBROKE PARK, FL 33023 109

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/4/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
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FIRE PREVENTION AND PROTECTION	Sec. 9-43 (b)(2). - Installation.	b:Battery powered smoke detectors shall meet the following requirements: 1.All power requirements are met for at least one (1) year's life, including weekly testing. 2.A distinctive audible trouble signal is given before the battery is incapable of operating the device(s) for alarm purposes. 3.The unit is capable of producing an alarm signal for at least four (4) minutes at the battery voltage at which a trouble signal is normally obtained, followed by seven (7) days of trouble signal operation. 4.The audible trouble signal is produced at least once every minute for seven (7) consecutive days. 5.The monitored battery detectors meeting these specifications are clearly identified on the unit near the battery compartment. 6.Detector(s) having a test button in order to test the unit are desirable.	30

Notes/Means of Correction:

Observed interior unit, water is leaking through light fixture in bedroom closet, several damages to ceiling (bedroom to the right, kitchen, bathroom). Owner altered electrical panel and installed a tank-less water heater without permits. The unit has no smoke detector at this current time. The owner must repair all ceiling damages with Building Permits. The owner must obtain permits from the Building Dept. for altering the electrical panel and installing a tank-less water heater without permits. The owner must install a smoke detector immediately.

Double permit fee has been assessed.

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

Joseline Ramirez
Code Enforcement Officer

2020/02/25 15:22:12

2020/02/25 15:22:29

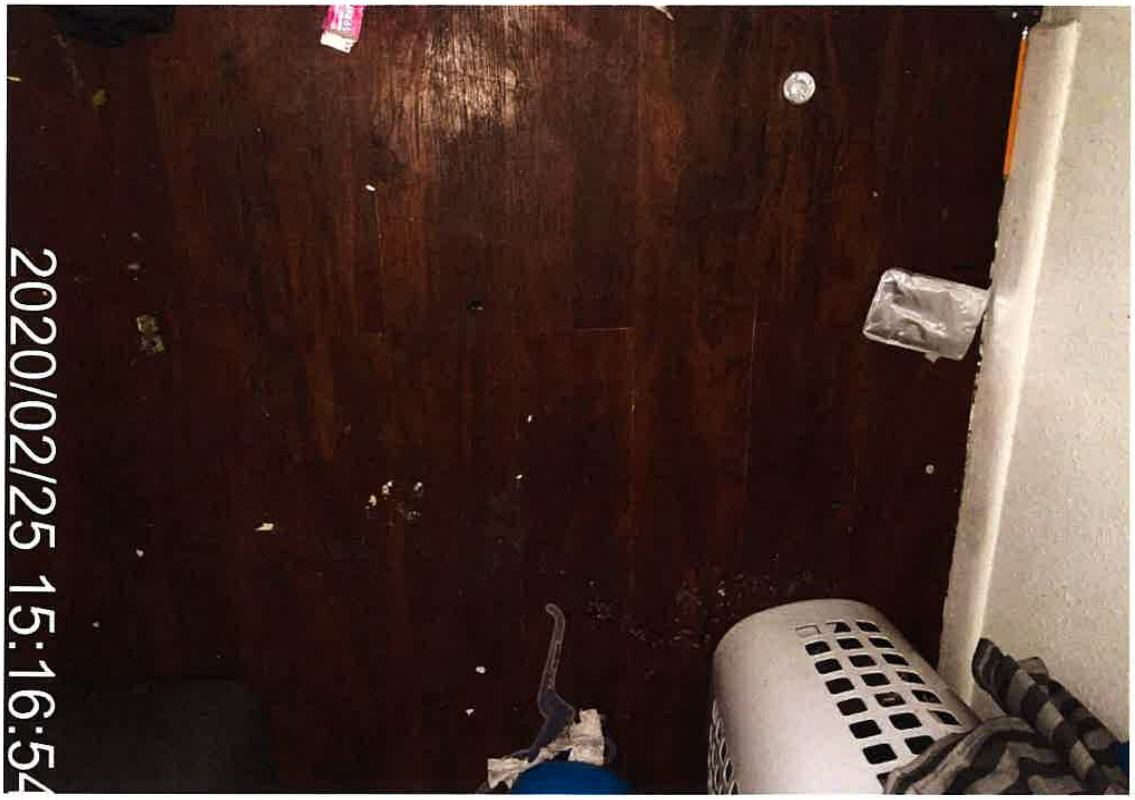
2020/02/25 15:17:31

2020/02/25 15:19:37

2020/02/25 15:17:03

2020/02/25 15:17:22

2020/02/25 15:16:43


2020/02/25 15:16:54

2020/02/25 15:16:05

2020/02/25 15:16:13

2020/02/25 15:23:10

2020/02/25 15:15:49

2020/02/25 15:22:50

2020/02/25 15:23:01

Case Overview

Property/Incident Information

Owner	Address	Site Address
Yvan Roleau	134 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #134 W Lake Drive

Legal Description

Case Status Open **Case #** 5014 **Date Next Inspection** 7/20/2021

Notes Owner/tenant built concrete steps, concrete storage and repaired shed roof and antenna (has lights/wire wrapped around) without permits. Owner installed new door without permits. Property has broken down a/c unit and needs demo permit.
Owner must go to the Building Dept. and obtain/complete all required permits.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/12/2020		Notice of Violation	Hand Regular Mail
6/22/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5014

Hasler FIRST-CLASS MAIL
03/26/2020
US POSTAGE $000.50[0]
ZIP 33023
011D10656696

Pembroke Park Lakes Inc.
P.O. Box 260490
Pembroke Pines, FL 33026

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

Hasler FIRST-CLASS MAIL
03/26/2020
US POSTAGE $000.50[0]
ZIP 33023
011D10656696

Sent To:
Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Case #:
5014

7021 0350 0001 0297 6788

U.S. Postal Service™
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Domestic Mail Only

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

Postage
$

Total Postage and
$ 7.16

Sent To
Yvan Roleau

Street and Apt. No.
NOH #5014, #5640
134 W Lake Drive

City, State, ZIP+4
Pembroke Park, FL 33009

Postmark Here

WESTHOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6801

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

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

Postage
$

Total Postage an
$ 7.16

Sent To
Allan M. Glaser, ESQ.
NOH #5014, #5640

Street and Apt. N
11900 Biscayne Blvd. #807

City, State, ZIP+
Miami, FL 33181

Postmark Here

WESTHOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

PS Form 3800,

7021 0350 0001 0297 6818

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

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

OFFICIAL USE

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

Postage
$

Total Postage and
$ 7.16

Sent To
Pembroke Park Lakes, INC.
NOH #5014, #5640

Street and Apt. No.,
P.O. Box 260490

City, State, ZIP+4
Pembroke Pines, FL 33026

Postmark Here

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:
Allan M. Glaser, ESQ.
NOH #5014, #5640
11900 Biscayne Blvd. #807
Miami, FL 33181

9590 9402 6610 1028 6961 53

2. Article Number (Transfer from service label)
7021 0350 0001 0297 6801

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
- ☐ 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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145	ID #	5142 29 00 0223
Property Owner	PEMBROKE PARK LAKES INC	Millage	0613
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026	Use	28

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

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

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

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$6,800,510	$74,990	$6,875,500	$4,395,000	
2020	$6,800,510		$6,800,510	$3,927,290	$103,448.85
2019	$3,570,270		$3,570,270	$3,570,270	$77,953.29

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$4,395,000	$6,875,500	$4,395,000	$4,395,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,395,000	$6,875,500	$4,395,000	$4,395,000

Sales History

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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Mailing Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Registered Agent Name & Address

GLASER, ALLAN M., ESQ.
11900 BISCAYNE BLVD.
#807
MIAMI, FL 33181

Name Changed: 01/27/2015

Address Changed: 04/04/1995

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1701 W HILLSBORO BLVD, # 201
DEERFIELD BEACH, FL 33442

Title PSD

CASTELLANO, WILLIAM
1701 W HILLSBORO BLVD. #201
DEERFIELD BEACH, FL 33442

Annual Reports

Report Year	Filed Date
2019	02/21/2019
2020	01/22/2020
2021	02/11/2021

Document Images

02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/02/2004 -- ANNUAL REPORT	View image in PDF format
04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format
04/04/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

YVAN ROLEAU CASE NO. 5014

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YVAN ROLEAU
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YVAN ROLEAU AT 12:34 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 13 day of 7, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2021

Sent To:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5014

Property Owner:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514228000223

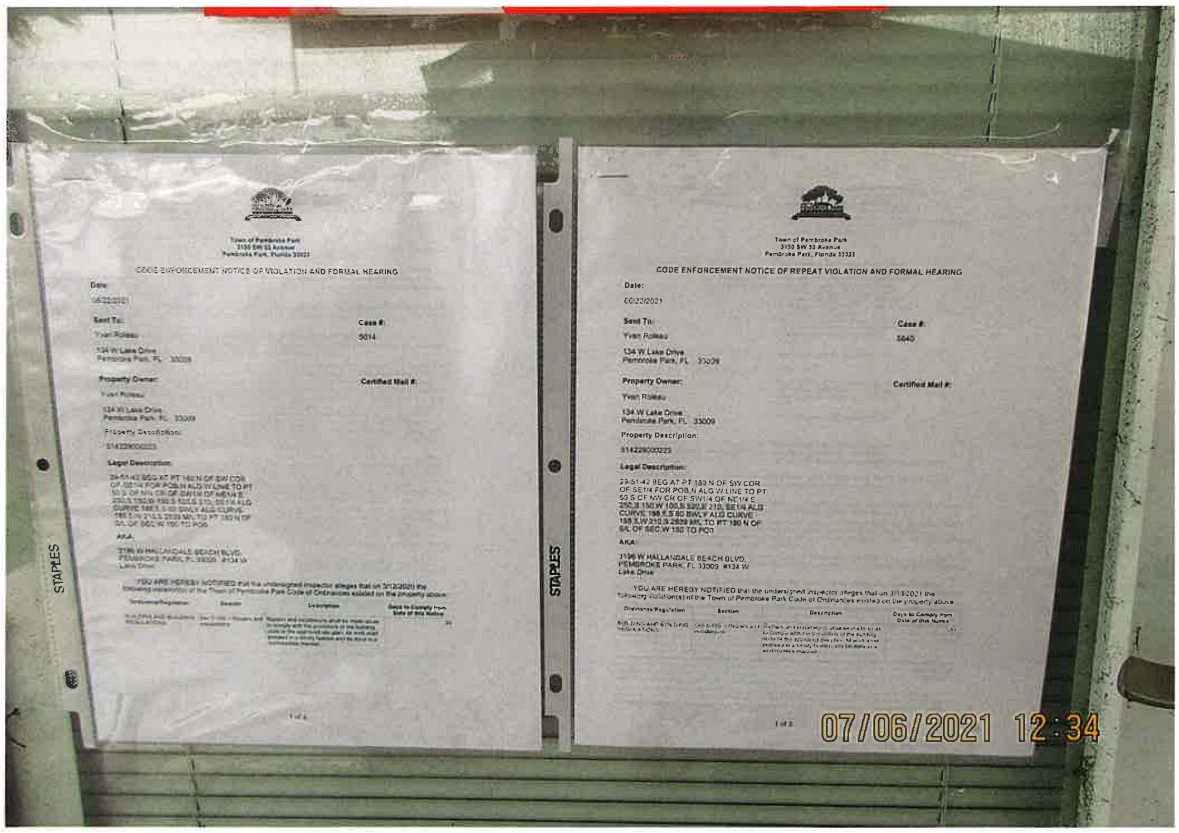
Legal Description:

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 #134 W

07/06/2021 12:34



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2021

Sent To:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5014

Property Owner:

Yvan Roleau

134 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 #134 W Lake Drive

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

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

Owner/tenant built concrete steps, concrete storage and repaired shed roof and antenna (has lights/wire wrapped around) without permits. Owner installed new door without permits. Property has broken down a/c unit and needs demo permit.
Owner must go to the Building Dept. and obtain/complete all required permits.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 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

6/22/2021

COVID-19

Antenna was done by Association A/C permit # 1910538-0

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Yvan Roleau 134 W Lake Drive Pembroke Park, FL 33009	5014	03/12/2020

Property Owner:	Property Description:	Certified Mail #:
Yvan Roleau 134 W Lake Drive Pembroke Park, FL 33009	514229000223	

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 #Yvan Roleau-134 W Lake Drive

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

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

Owner/tenant built concrete steps, concrete storage and repaired shed roof and antenna (has lights/wire wrapped around) without permits. Owner installed new door without permits. Property has broken down a/c unit and needs demo permit.
Owner must go to the Building Dept. and obtain/complete all required permits.

Double permit fee has been assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

Town of Pembroke Park Violation Notice

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

Name Yvan Rouleau
Site Address 134 W Lake Drive
Permit # _____

Date 3/12/20
Case # _____
Sub/Park Pembroke Park Lakes MHP

- [x] *STOP ALL WORK
- [x] No Building Permit
- [ ] Violation of Florida Building Code # _____
- [x] Violation of Town Ordinance # 5-105
- [ ] NFPA # _____

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

Violation (s) Door installed without permits
Owner/tenant is building concrete storage/steps and repairing shed roof & antenna without permits. The antenna has lights wrapped around.

Corrective Action(s) Owner must remove eroded a/c unit w/ permit
Owner must repair damages on ~~venti~~ if required. ventilations.
Owner/tenant must go to the Building Dept and obtain permits for work done.
Owner must obtain and complete all required permit inspections.

- [x] Structural
- [x] Code Enf.
- [ ] Plumbing
- [ ] Zoning
- [ ] Mechanical
- [ ] Business Tax Receipt
- [x] Electrical
- [ ] Other _____

- [x] DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

Joseline Ramirez
Code Enforcement Officer
954-551-7147

Received by

White: Original Copy Yellow: Officer's Copy Pink: Violator

03/12/2020 00:42

03/12/2020 00:42

03/12/2020 00:35

03/12/2020 00:35

03/12/2020 00:35

03/12/2020 00:35

03/12/2020 00:36

03/12/2020 00:37

03/12/2020 00:40

03/12/2020 00:40

03/12/2020 00:40

03/12/2020 00:41

954-321-6212
03/12/2020 00:41

03/12/2020 00:41

03/12/2020 00:41

03/12/2020 00:41

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

BUILDING PERMIT APPLICATION

Inkforce 91890

1910588
PERMIT NO.

M-91890
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: MECHANICAL					
JOB NAME: ROULEAU, YVAN					
JOB ADDRESS: 134 W LAKE DR					
OWNER NAME: PEMBROKE PARK LAKES INC					
OWNER ADDRESS: PO BOX 260490					
CITY: PEMBROKE PINES					
PHONE: 9999999999	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: A CUSTOMER FIRST REFR					
MAIL ADDRESS: 5740 SW 58 CT					
CITY STATE ZIP: DAVIE FL 33314					
PHONE: 9543216212	**FAX: 9543216223**	**EMAIL: ACUSTOMERFIRST@BELLSOUTH.N**			
CERT. COMPENTENCY: CAC181399		**STATE REGISTRATION: N/A**			
LOT: 134	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000223		SUBDIVISION: PEMBROKE PARK LAKES			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 3650	SQ.FT. / L.F.: 0				
DESCRIBE WORK: PACKAGE UNIT REPLACEMENT : RUUD RSPMA030JK000AUA - 5KW					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R203 Permit Messages For Permit (1910588-0)

Event ID	Inspection	Inspection Date	Status
Mechnical Inspection			
86385	Condensate Lines	8/11/2020	Pass
86386	Final Mechanical	8/11/2020	Pass
86384	Rough Duct Insulation	8/11/2020	Pass

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910588-0**

Job Address: **134 W LAKE DR**

Job Name: ROULEAU, YVAN

Permit Status: Permit Complete

Permit Issued Date:7/23/2020 2:42:27 PM

Submitted Into Plan Review Date:7/23/2020 11:06:48 AM

Application Date: 7/22/2020 3:45:04 PM

Difference Between Application to PlanReview: 1 Day(s)

Difference Between PlanReview to Permit Issued: 0 Day(s)

Required Disciplines

Discipline	Status	Date
MECHANICAL	Approved	7/22/2020 5:52:07 PM

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910588-0**

Job Address: **134 W LAKE DR**

Job Name: ROULEAU, YVAN

Permit Status: Permit Complete

Permit Issued Date:7/23/2020 2:42:27 PM

Submitted Into Plan Review Date:7/23/2020 11:06:48 AM

Application Date: 7/22/2020 3:45:04 PM

Difference Between Application to PlanReview: 1 Day(s)

Difference Between PlanReview to Permit Issued: 0 Day(s)

Required Disciplines

Discipline	Status	Date
MECHANICAL	Approved	7/22/2020 5:52:07 PM

TOWN OF PEMBROKE PARK

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

PERMIT NO.
B-92683

APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 92683

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: ROULEAU, YVAN					
JOB ADDRESS: 134 W LAKE DR					
OWNER NAME: ROULEAU, YVAN					
OWNER ADDRESS: 134 W LAKE DR					
CITY: PEMBROKE PARK					
PHONE: 4505081880	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: AMS INC.					
MAIL ADDRESS: 941 SW 8 ST					
CITY STATE ZIP: POMPANO BEACH FL 33069					
PHONE: 9547820951	**FAX: 9547820995**	**EMAIL: maryannp@amsoffla.com**			
CERT. COMPENTENCY: CGC1529550/CCC1332732	**STATE REGISTRATION: N/A**				
LOT: 134	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000223	SUBDIVISION: PEMBROKE PARK LAKES				
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	ALTER	N/A	N/A
JOB COST: 10695	SQ.FT. / L.F.: 0				
DESCRIBE WORK: INSTALL VINYL SIDINGS ON M/H					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address: 134 W LAKE DR

Job Name: ROULEAU, YVAN

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:2/8/2021 11:43:59 AM

Application Date: 2/8/2021 11:42:37 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Denied	3/24/2021 8:06:53 PM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5810 Fax

BUILDING PERMIT APPLICATION

Inkforce 93617

PERMIT NO.
ZON-93617

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: ROULEAU, YVAN					
JOB ADDRESS: 134 W LAKE DR					
OWNER NAME: ROULEAU, YVAN					
OWNER ADDRESS: 134 W LAKE DR					
CITY: PEMBROKE PARK					
PHONE: 5145745635	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: ELITE AMERICAN BUILDERS INC					
MAIL ADDRESS: 4443 BELLEGROVE DR					
CITY STATE ZIP: FORT PIERCE FL 34981					
PHONE: 3052408177	**FAX:**	**EMAIL: francoismacl@gmail.com**			
CERT. COMPENTENCY: CBC1258618	**STATE REGISTRATION: N/A**				
LOT: 134	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000223	SUBDIVISION: PEMBROKE PARK LAKE				
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	ADD	N/A	N/A	N/A	N/A
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION : REAR PATIO WITH UNDER STORAGE, STEPS AT ENTRANCE DOOR IN DRIVEWAY					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address: **134 W LAKE DR**

Job Name: ROULEAU, YVAN

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:6/21/2021 8:50:14 AM

Application Date: 6/21/2021 8:47:07 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Pending	
ZONING	Pending	

07/06/2021 12:35

07/06/2021 12:35

07/06/2021 12:35

07/06/2021 12:35

07/06/2021 12:36

07/06/2021 12:36

07/06/2021 12:36

07/06/2021 12:36

134
07/06/2021 12:36

07/06/2021 12:37

Case Overview

Property/Incident Information

Owner	Address	Site Address
Oscar Munoz	3120 W Hallandale Beach Blvd, Lot 611 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # Lot 611

Legal Description

Case Status Open **Case #** 5021 **Date Next Inspection** 7/20/2021

Notes Property has an addition, multiple altered windows, altered doors and two aluminum sheds without permits. Property has prohibited outdoor storage. Owner has to obtain/complete permits for addition, windows, doors and sheds. Owner has to remove all prohibited outdoor storage.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/19/2020		Notice of Violation	Hand Regular Mail
6/22/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 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: 7/20/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/20/2021

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV#5013, NOV#5021, NOV#5022

Hasler FIRST-CLASS MAIL
03/26/2020
US POSTAGE $000.65[0]
ZIP 33023
011D10656696

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

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

Hasler FIRST-CLASS MAIL
03/26/2020
US POSTAGE $000.50[0]
ZIP 33023
011D10656696

Sent To:
Oscar Munoz
3120 W Hallandale Beach Blvd, Lot 611
Pembroke Park, FL 33009

Case #:
5021

7021 0350 0001 0297 6870

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 7.16
Sent To
Holiday Mobile Home Park
NOH #5022, #5021
Street and Apt. No.
3140 W Hallandale Beach Blvd
City, State, ZIP+4
Pembroke Park, FL 33009

Postmark Here
WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6863

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 6.96
Sent To
Oscar Munoz
NOH #5021
Street and Apt. No.
3120 W Hallandale Beach Blvd, Lot 611
City, State, ZIP+4
Pembroke Park, FL 33009

Postmark Here
WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6924

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 7.36
Sent To
Holiday Hallandale MHC LLC
NOH #5022, #5021, #5024, #5023
Street and Apt. No.
8800 North Bronx Ave, 2nd Floor
City, State, ZIP+4
Skokie, IL 60077

Postmark Here
WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Holiday Mobile Home Park
NOH #5022, #5021
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

9590 9402 6610 1028 6967 40

2. Article Number

7021 0350 0001 0297 6870

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Vemon C-19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 7/5/21

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Holiday Manager LLC
Lone Pine Manager, LLC
NOH #5022, #5021, #5024, #5023
8800 North Bronx Ave, 2nd Floor
Skokie, IL 60077

9590 9402 6610 1028 6966 96

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

7021 0350 0001 0297 6924

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Cov 19 ☐ Agent ☐ Addressee

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

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (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:

Oscar Munoz
NOH #5021
3120 W Hallandale Beach Blvd, Lot 611
Pembroke Park, FL 33009

9590 9402 6610 1028 6967 57

2. Article Number (Transfer from service label)

7021 0350 0001 0297 6863

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Veronica NC-19

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery 7/3/21

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0300
Property Owner	HOLIDAY HALLANDALE MHC LLC	Millage	0613
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	28

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

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

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

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$5,226,240	$220,080	$5,446,320	$4,360,080	
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	$3,728,870	$3,728,870	$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,446,320	$5,446,320	$5,446,320	$5,446,320
Portability	0	0	0	0
Assessed/SOH	$4,360,080	$5,446,320	$4,360,080	$4,360,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,360,080	$5,446,320	$4,360,080	$4,360,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number	M14000003856
FEI/EIN Number	47-1194906
Date Filed	06/04/2014
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

OSCAR MUNOZ CASE NO. 5021

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: OSCAR MUNOZ
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3120 W HALLANDALE BEACH BLVD, LOT 611, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: OSCAR MUNOZ AT 1:01 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

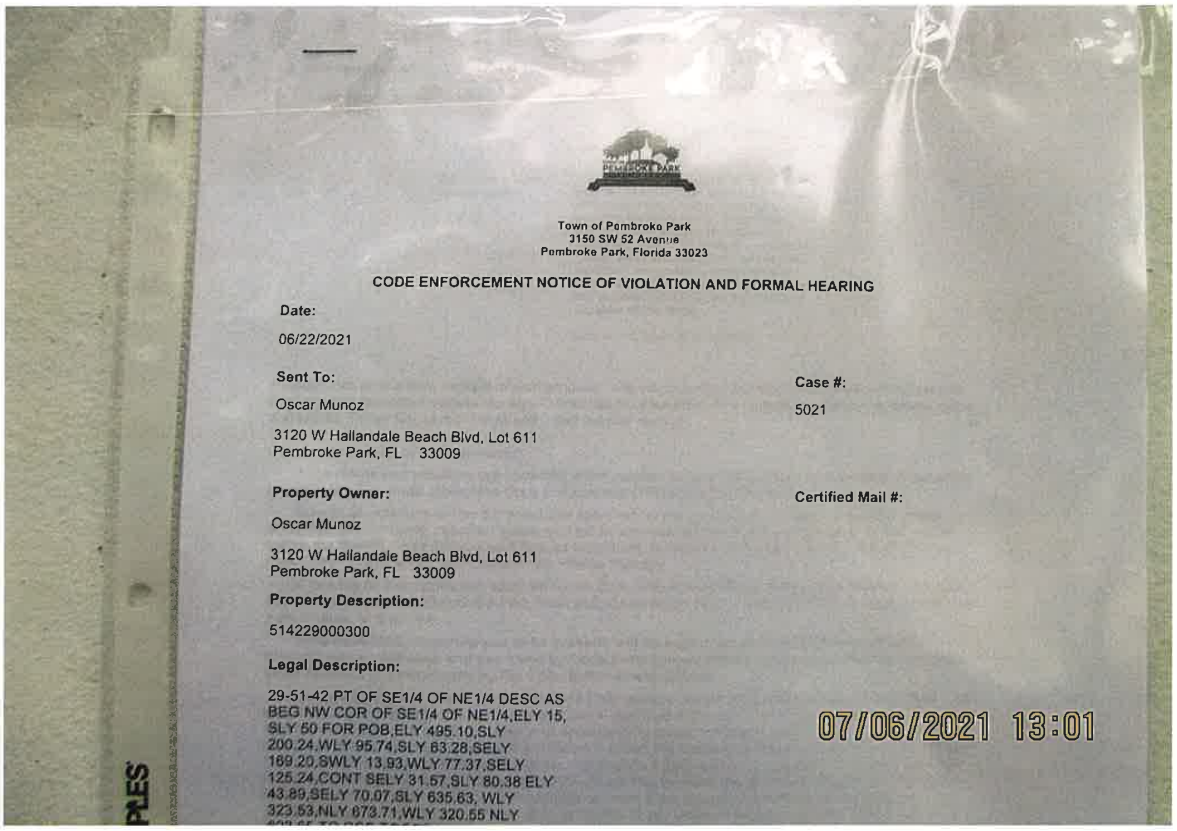
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 13 day of 7, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2021

Sent To:

Oscar Munoz

3120 W Hallandale Beach Blvd, Lot 611
Pembroke Park, FL 33009

Case #:

5021

Property Owner:

Oscar Munoz

3120 W Hallandale Beach Blvd, Lot 611
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 83.28,SELY 189.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY

07/06/2021 13:01

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2021

Sent To:

Oscar Munoz

3120 W Hallandale Beach Blvd, Lot 611
Pembroke Park, FL 33009

Case #:

5021

Property Owner:

Oscar Munoz

3120 W Hallandale Beach Blvd, Lot 611
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 # Lot 611

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Property has an addition, multiple altered windows, altered doors and two aluminum sheds without permits. Property has prohibited outdoor storage. Owner has to obtain/complete permits for addition, windows, doors and sheds. Owner has to remove all prohibited outdoor storage.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 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

6/22/2021

COVID-19

Permit # 1910600-0 DEMO

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Oscar Munoz 3120 W Hallandale Beach Blvd, Lot 611 Pembroke Park, FL 33009	5021	03/20/2020

Property Owner:	Property Description:	Certified Mail #:
Oscar Munoz 3120 W Hallandale Beach Blvd, Lot 611 Pembroke Park, FL 33009	514229000300	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Oscar Munoz -Lot 611

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/20/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Notes/Means of Correction:

Property has an addition, multiple altered windows, altered doors and two aluminum sheds without permits. Property has prohibited outdoor storage. Owner has to obtain/complete permits for addition, windows, doors and sheds. Owner has to remove all prohibited outdoor storage.

Double permit fee has been assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

Town of Pembroke Park Violation Notice

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

Name Oscar Munoz
Site Address (611) 3120 W HBB, Lot 611
Permit # _____

Date 3/19/20
Case # #5021
Sub/Park Holiday MHP

- [x] *STOP ALL WORK
- [x] No Building Permit
- [ ] Violation of Florida Building Code # _____
- [x] Violation of Town Ordinance # 5-105
- [ ] NFPA # _____ 12-48

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

Violation (s)
Property has addition, multiple altered windows, altered doors and two aluminum sheds without permits. Property has prohibited out door storage.

Corrective Action(s)
Owner has to obtain/complete permits for addition, windows, doors and sheds. Owner has to remove all prohibited outdoor storage.

- [x] Structural
- [x] Code Enf.
- [ ] Plumbing
- [ ] Zoning
- [ ] Mechanical
- [ ] Business Tax Receipt
- [ ] Electrical
- [ ] Other_____

- [x] DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

Joseline Ramirez
Code Enforcement Officer

Received by

White: Original Copy Yellow: Officer's Copy Pink: Violator

611
03/19/2020 00:13

03/19/2020 00:13

03/19/2020 00:13

03/19/2020 00:13

03/19/2020 00:15

03/19/2020 00:16

03/19/2020 00:16

03/19/2020 00:17

03/19/2020 00:17

03/19/2020 00:17

03/19/2020 00:17

03/19/2020 00:17

03/19/2020 00:18

03/19/2020 00:19

03/19/2020 00:30

03/19/2020 00:31

03/19/2020 00:31

03/19/2020 00:31

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5810 Fax

BUILDING PERMIT APPLICATION

Inkforce 91886

1910600
PERMIT NO.

P-91886
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: PLUMBING					
JOB NAME: MUNOZ, OSCAR					
JOB ADDRESS: 3120 W HALLANDALE BEACH BLVD LOT # 611					
OWNER NAME: HOLIDAY HALLANDALE MHC LLC					
OWNER ADDRESS: 8800 NORTH BRONX AVE 2ND FLOOR					
CITY: SKOKIE					
PHONE: 9999999999	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000	**FAX: 0000000000**	**EMAIL:**			
CERT. COMPENTENCY: N/A	**STATE REGISTRATION: N/A**				
LOT: 611	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000300	SUBDIVISION: HOLIDAY MOBILE HOME PARK				
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	N/A	N/A
JOB COST: 200	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: DEMO ILLEGAL ADDITION ON THE SIDE OF THE HOUSE					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R203 Permit Messages For Permit (1910600-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
86709	Final Building Inspection	8/31/2020	Fail
	No permit at site 105.7 fbc ticket issue spoke with owner		
86798	Final Building Inspection	9/4/2020	Pass
	DEMOLITION TO PLANS		
Electrical Inspection			
86373	Final Electrical	8/11/2020	Fail Without Penalty
	Demo electric work not complete..		
86452	Final Electrical	8/18/2020	Pass
Plumbing Inspection			
86372	Final Plumbing	8/11/2020	Fail Without Penalty
	Work not properly cap or remove.		
86453	Final Plumbing	8/18/2020	Fail Without Penalty
	O prior inspections must be passed full prior to a final inspection.		
86532	Final Plumbing	8/20/2020	Pass
86371	Sewer Connection	8/11/2020	Fail Without Penalty
	Work not properly cap or remove.		
86454	Sewer Connection	8/18/2020	Fail Without Penalty
	All associated piping with the illegal addition must be removed Primarily cup.		
86533	Sewer Connection	8/20/2020	Pass
86370	Water Connection	8/11/2020	Fail
	Work not properly cap or remove.		

86455	Water Connection	8/18/2020	Fail
	Remaining water line must be properly secure in accordance with Florida building code.		
86534	Water Connection	8/20/2020	Pass

Zoning Inspection

86374	Final Zoning	8/11/2020	Pass

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910600-0**

Job Address: **3120 W HALLANDALE BEACH BLVD LOT # 611**

Job Name: MUNOZ, OSCAR

Permit Status: Permit Complete

Permit Issued Date:8/3/2020 2:00:01 PM

Submitted Into Plan Review Date:7/21/2020 4:17:52 PM

Application Date: 7/21/2020 4:15:40 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 13 Day(s)

Required Disciplines

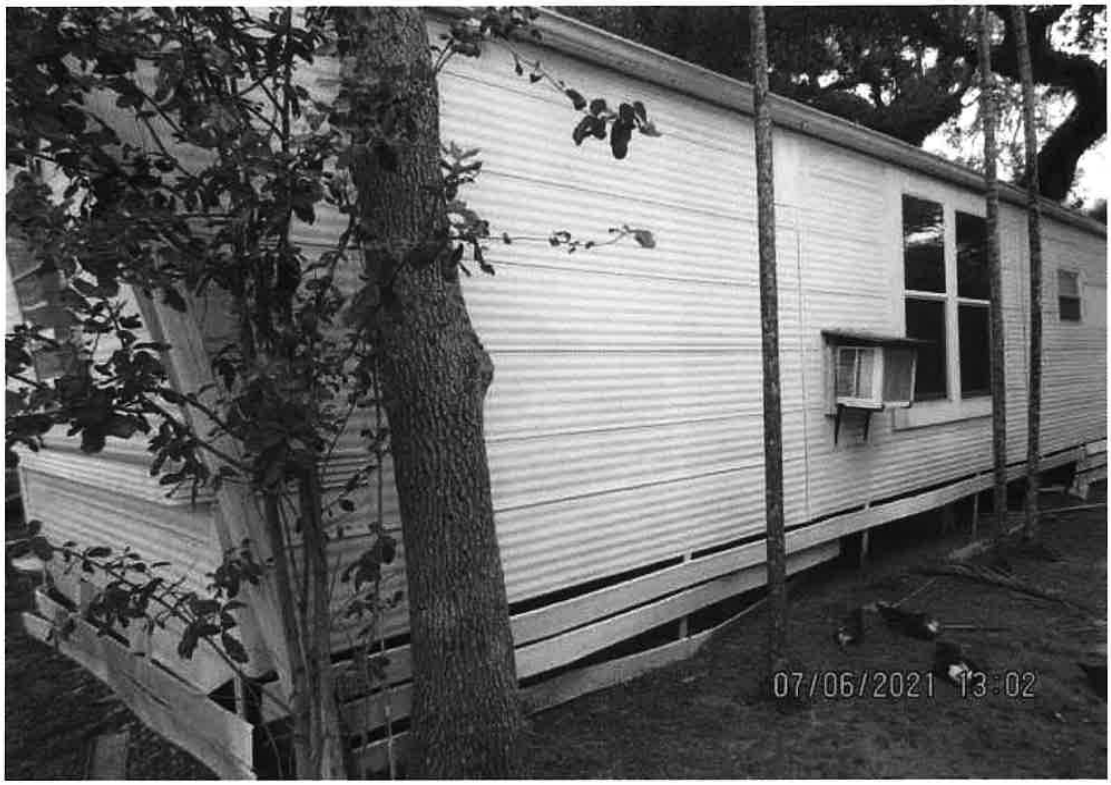
Discipline	Status	Date
ELECTRICAL	Approved	7/23/2020 6:08:57 PM
PLUMBING	Approved	7/27/2020 8:08:08 AM
STRUCTURAL	Approved	7/23/2020 9:38:57 AM
ZONING	Pending	

C11
07/06/2021 13:01

07/06/2021 13:01

07/06/2021 13:01

07/06/2021 13:01


07/06/2021 13:02

07/06/2021 13:02

07/06/2021 13:02

07/06/2021 13:02

07/06/2021 13:03

07/06/2021 13:03

Case Overview

Property/Incident Information

Owner	Address	Site Address
Yaime Jimenez	3120 W Hallandale Beach Blvd, Lot 624 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 624

Legal Description

Case Status Open **Case #** 5022 **Date Next Inspection** 7/20/2021

Notes Property has addition, one aluminum shed, one wooden shed, altered doors, altered windows, rail, a/c mini split and a/c central unit done without permits. Prohibited outdoor storage (washer/dryer). Owner must obtain/complete permits for addition, aluminum shed, wooden shed, altered doors, altered windows, a/c mini split, a/c central unit and rail. Owner must remove prohibited outdoor storage (washer/dryer).

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/19/2020		Notice of Violation	Hand Regular Mail
6/22/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/20/2021
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 7/20/2021

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

NOV#5013, NOV#5021, NOV#5022

Hasler FIRST-CLASS MAIL
03/26/2020
US POSTAGE $000.65⁰
ZIP 33023
011D10656696

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

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

Hasler FIRST-CLASS MAIL
03/26/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:

Yaime Jimenez

3120 W Hallandale Beach Blvd, Lot 624
Pembroke Park, IFL 33009

Case #:

5022

7021 0350 0001 0297 6870

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 7.16

Sent To
Holiday Mobile Home Park
NOH #5022, #5021

Street and Apt. No.
3140 W Hallandale Beach Blvd

City, State, ZIP+4
Pembroke Park, FL 33009

Postmark Here

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6924

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 7.36

Sent To
Holiday Hallandale MHC LLC
NOH #5022, #5021, #5024, #5023

Street and Apt. No.
8800 North Bronx Ave, 2nd Floor

City, State, ZIP+4
Skokie, IL 60077

Postmark Here

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Holiday Mobile Home Park
NOH #5022, #5021
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

9590 9402 6610 1028 6967 40

2. Article Number (Transfer from service label)

7021 0350 0001 0297 6870

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Veronica C-19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
7/5/21

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

7021 0350 0001 0297 6856

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 6.96

Sent To Yaime Jimenez

Street and Apt. No NOH #5022

City, State, ZIP+4 3120 W Hallandale Beach Blvd, Lot 624
Pembroke Park, FL 33009

WEST HOLLYWOOD HILLS
JUN 3 II 2021
HOLLYWOOD FL

Postmark Here

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

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:

Yaime Jimenez
NOH #5022
3120 W Hallandale Beach Blvd, Lot 624
Pembroke Park, FL 33009

9590 9402 6610 1028 6967 64

2. Article Number
7021 0350 0001 0297 6856

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Venezia C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
7/3/21

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

SENDER: *COMPLETE THIS SECTION*

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

Holiday Manager LLC
Lone Pine Manager, LLC
NOH #5022, #5021, #5024, #5023
8800 North Bronx Ave, 2nd Floor
Skokie, IL 60077

9590 9402 6610 1028 6966 96

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

7021 0350 0001 0297 6924

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Ruvi9

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

ail Restricted Delivery
)

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0300
Property Owner	HOLIDAY HALLANDALE MHC LLC	Millage	0613
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	28

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

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

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

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$5,226,240	$220,080	$5,446,320	$4,360,080	
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	$3,728,870	$3,728,870	$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,446,320	$5,446,320	$5,446,320	$5,446,320
Portability	0	0	0	0
Assessed/SOH	$4,360,080	$5,446,320	$4,360,080	$4,360,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,360,080	$5,446,320	$4,360,080	$4,360,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number	M14000003856
FEI/EIN Number	47-1194906
Date Filed	06/04/2014
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

YAIME JIMENEZ CASE NO. 5022

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YAIME JIMENEZ
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3120 W HALLANDALE BEACH BLVD, LOT 624, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YAIME JIMENEZ AT 12:56 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

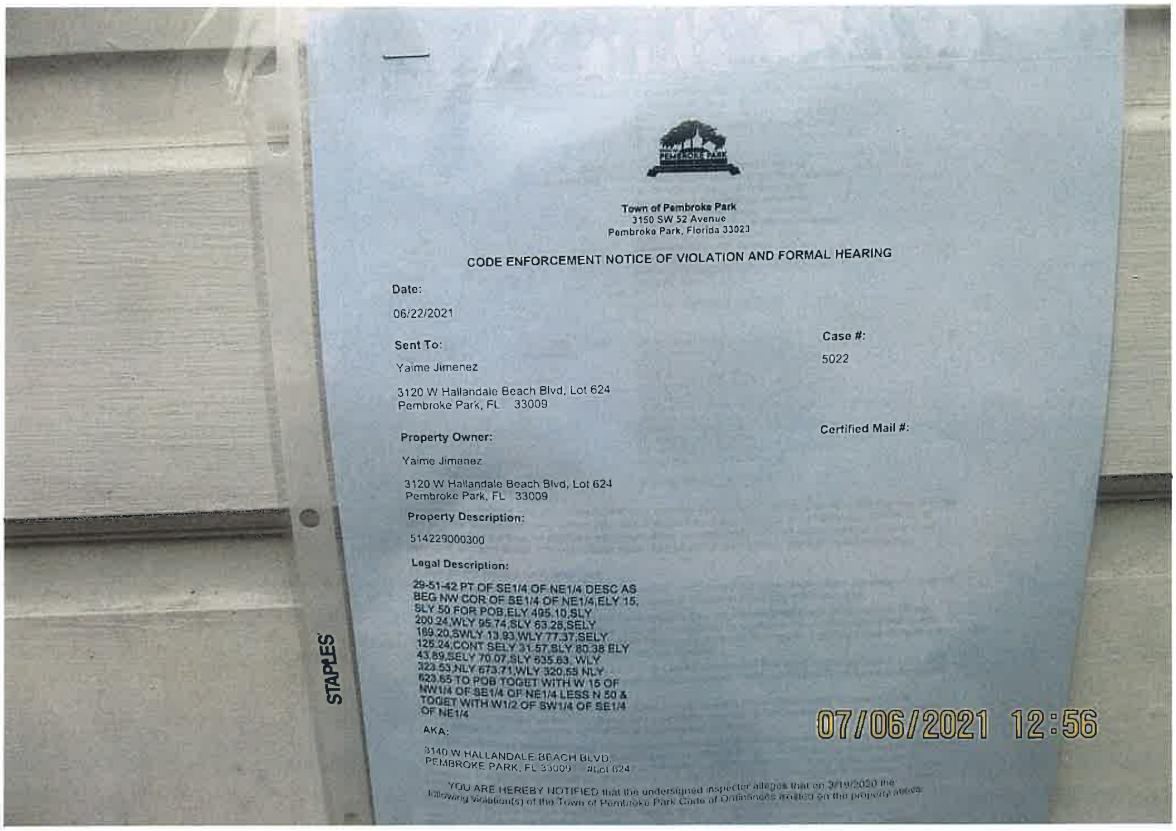
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of 7, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2021

Case #:

5022

Sent To:

Yaime Jimenez

3120 W Hallandale Beach Blvd, Lot 624
Pembroke Park, FL 33009

Certified Mail #:

Property Owner:

Yaime Jimenez

3120 W Hallandale Beach Blvd, Lot 624
Pembroke Park, FL 33009

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.53 NLY 623.55 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009 - #Lot 624

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances exists 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:

06/22/2021

Sent To:

Yaime Jimenez

3120 W Hallandale Beach Blvd, Lot 624
Pembroke Park, FL 33009

Case #:

5022

Property Owner:

Yaime Jimenez

3120 W Hallandale Beach Blvd, Lot 624
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 624

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Property has addition, one aluminum shed, one wooden shed, altered doors, altered windows, rail, a/c mini split and a/c central unit done without permits. Prohibited outdoor storage (washer/dryer). Owner must obtain/complete permits for addition, aluminum shed, wooden shed, altered doors, altered windows, a/c mini split, a/c central unit and rail. Owner must remove prohibited outdoor storage (washer/dryer).

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 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

6/22/2021

COVID-19

10/20/20
No Permits

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Yaime Jimenez 3120 W Hallandale Beach Blvd, Lot 624 Pembroke Park, IFL 33009	5022	03/19/2020

Property Owner:	Property Description:	Certified Mail #:
Yaime Jimenez 3120 W Hallandale Beach Blvd, Lot 624 Pembroke Park, IFL 33009	514229000300	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Yaime Jimenez - Lot 624

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Notes/Means of Correction:

Property has addition, one aluminum shed, one wooden shed, altered doors, altered windows, rail, a/c mini split and a/c central unit done without permits. Prohibited outdoor storage (washer/dryer). Owner must obtain/complete permits for addition, aluminum shed, wooden shed, altered doors, altered windows, a/c mini split, a/c central unit and rail. Owner must remove prohibited outdoor storage (washer/dryer).

Double permit fee has been assessed.

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

Joseline Ramirez
Code Enforcement Officer

Town of Pembroke Park Violation Notice

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

Name Yaime Jimenez
Site Address 3120 W HBB, LOT 624
Permit # _____

Date 3/19/20
Case # 5022
Sub/Park Holiday MHP

- [x] *STOP ALL WORK
- [x] No Building Permit
- [ ] Violation of Florida Building Code # _____
- [x] Violation of Town Ordinance # 5-105
- [ ] NFPA # _____ 12-48

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

154-398
4187

Violation (s)
Property has Verify addition, one aluminum shed, one wooden shed, altered doors, altered windows, rail a/c mini split and a/c central unit done with permits
Prohibited outdoor storage (washer/dryer)

Corrective Action(s)
Owner must obtain/complete permits for addition, aluminum shed, wooden shed, altered doors, altered windows, a/c mini split, rail and a/c central unit.
Owner must remove prohibited outdoor storage. (washer/dryer)

- [x] Structural
- [x] Code Enf.
- [ ] Plumbing
- [ ] Zoning
- [ ] Mechanical
- [ ] Business Tax Receipt
- [ ] Electrical
- [ ] Other_____

[x] DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

Joseline Ramirez
Code Enforcement Officer

Received by

White: Original Copy Yellow: Officer's Copy Pink: Violator

03/19/2020 00:57

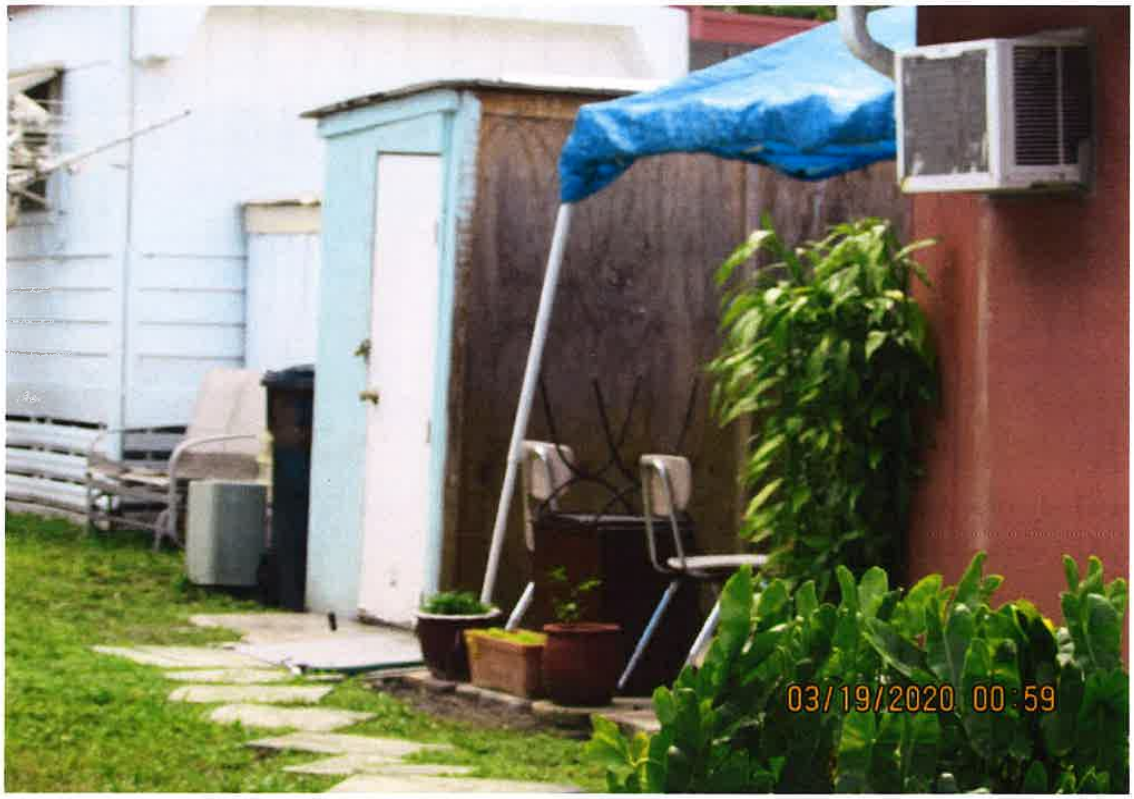
03/19/2020 00:57

624
03/19/2020 00:57

03/19/2020 00:58

03/19/2020 00:58

03/19/2020 00:58


03/19/2020 00:59

03/19/2020 00:59

03/19/2020 00:59

03/19/2020 00:59

03/19/2020 00:59

03/19/2020 00:59

03/19/2020 01:00

03/19/2020 01:00

03/19/2020 01:00

03/19/2020 01:00

03/19/2020 01:00

03/19/2020 01:02

624
07/06/2021 12:56

624
07/06/2021 12:56

07/06/2021 12:57

07/06/2021 12:57

AAA WORLD
CE
SPLIT TYPE AIR CONDITIONER
Model
CRAC-12CSA/X21
Indoor
CRAC-12CSA/X21
Outdoor
CRAC-12CSA/X21
Cooling
Capacity
12000Btu/h
Current
6.0A
Rated Current (IEC60335)
7.8A
Power Input
1255W
Rated Power Input (IEC60335)
1635W
Indoor Air Volume
550m³/h
Max Pressure
Discharge
4.15MPa
Suction
1.9MPa
Noise
Indoor
45dB(A)
Outdoor
52dB(A)
Weight
Indoor
8kg
Outdoor
21kg
07/06/2021 12:57

07/06/2021 12:57

07/06/2021 12:57

07/06/2021 12:58

07/06/2021 12:58

07/06/2021 12:58

07/06/2021 12:58

07/06/2021 12:59

07/06/2021 12:59

07/06/2021 12:59

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARKER LONE PINE WEST LLC/Lakeshore Management Inc.	103 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lakeshore Management - Lot 103

Legal Description

Case Status Open **Case #** 5023 **Date Next Inspection** 7/20/2021

Notes

Lakeshore Management crew were demolishing the mobile home sub floors and repairing without permits. They also removed the washer machine due to a water flood.

Permits for a/c, shed and wooden steps have to be verified. Lakeshore Management has to hire a contractor to obtain/complete permits for demo/repair of sub floors, shed, a/c unit and wooden steps. STOP WORK ORDER UNTIL PERMITS ARE APPROVED.

Double permit fee has been assessed.

Permit # 1910743-0 for wood steps and subfloors,
Permit # 124617-0 for A/C changeout.
No permit for shed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/18/2020		Notice of Violation	Posted to Property Regular Mail
6/24/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/20/2021

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

Hasler FIRST-CLASS MAIL
03/26/2020
US POSTAGE $000.50º
ZIP 33023
011D10656696

Sent To:

PARKER LONE PINE WEST
LLC/Lakeshore Management

103 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

5023

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

NOV #5023

Hasler FIRST-CLASS MAIL
03/26/2020
US POSTAGE $000.50º
ZIP 33023
011D10656696

Parker Lone Pine West LLC
49 SW Flagler Ave #201
Stuart, FL 34994

7021 0350 0001 0297 6924

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postag
$ 7.36

Sent To
Holiday Hallandale MHC LLC
NOH #5022, #5021, #5024, #5023

Street and A
8800 North Bronx Ave, 2nd Floor

City, State, Z
Skokie, IL 60077

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See reverse for instructions

7021 0350 0001 0297 6917

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.16

Sent To
Parker Lone Pine West LLC
NOH #5024, #5023

Street and Apt. No
3030 W Hallandale Beach Blvd

City, State, ZIP+4
Pembroke Park, FL 33009

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

Postmark Here

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

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.

Holiday Manager LLC
Lone Pine Manager, LLC
NOH #5022, #5021, #5024, #5023
8800 North Bronx Ave, 2nd Floor
Skokie, IL 60077

9590 9402 6610 1028 6966 96

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 6924

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Cw19 ☐ Agent ☐ Addressee

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

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

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

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

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:
Parker Lone Pine West LLC
NOH #5024, #5023
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009

9590 9402 6610 1028 6967 02

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 6917

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Veronica UC-19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 7/2/21

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
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
(over $500)

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0480
Property Owner	PARKER LONE PINE WEST LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077	Use	28

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

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

* 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*	$5,378,220	$312,980	$5,691,200	$5,018,050	
2020	$4,994,060	$312,980	$5,307,040	$4,561,870	$103,300.84
2019	$4,033,660	$312,720	$4,346,380	$4,147,160	$91,891.69

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,691,200	$5,691,200	$5,691,200	$5,691,200
Portability	0	0	0	0
Assessed/SOH	$5,018,050	$5,691,200	$5,018,050	$5,018,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,018,050	$5,691,200	$5,018,050	$5,018,050

Sales History

Date	Type	Price	Book/Page or CIN
5/25/2006	SW*	$9,900,000	42102 / 869
4/19/2005	QC*	$100	39524 / 162
4/19/2005	SW*	$8,600,000	39524 / 157
1/8/1981	WD	$249,750	9343 / 996

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

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

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

Document Number	M06000002678
FEI/EIN Number	20-4844877
Date Filed	05/10/2006
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/10/2015

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301-2525

Name Changed: 04/10/2015

Address Changed: 04/10/2015

Authorized Person(s) Detail

Name & Address

Title Manager

LONE PINE MANAGER, LLC

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Title SIGNATORY

BUELTMANN, TOM
8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/21/2020
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
04/21/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/03/2018 -- ANNUAL REPORT	View image in PDF format
04/15/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- REINSTATEMENT	View image in PDF format
03/12/2014 -- LC Amendment	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
03/20/2012 -- ANNUAL REPORT	View image in PDF format
03/17/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
02/18/2008 -- ANNUAL REPORT	View image in PDF format
03/27/2007 -- ANNUAL REPORT	View image in PDF format
05/12/2006 -- Foreign Limited	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARKER LONE PINE WEST LLC CASE NO. 5023
LAKESHORE MANAGEMENT INC.
Respondent

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

TO BE SERVED: PARKER LONE PINE WEST LLC/LAKESHORE MANAGEMENT INC.
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 103 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PARKER LONE PINE WEST LLC/LAKESHORE MANAGEMENT INC AT 1:35 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

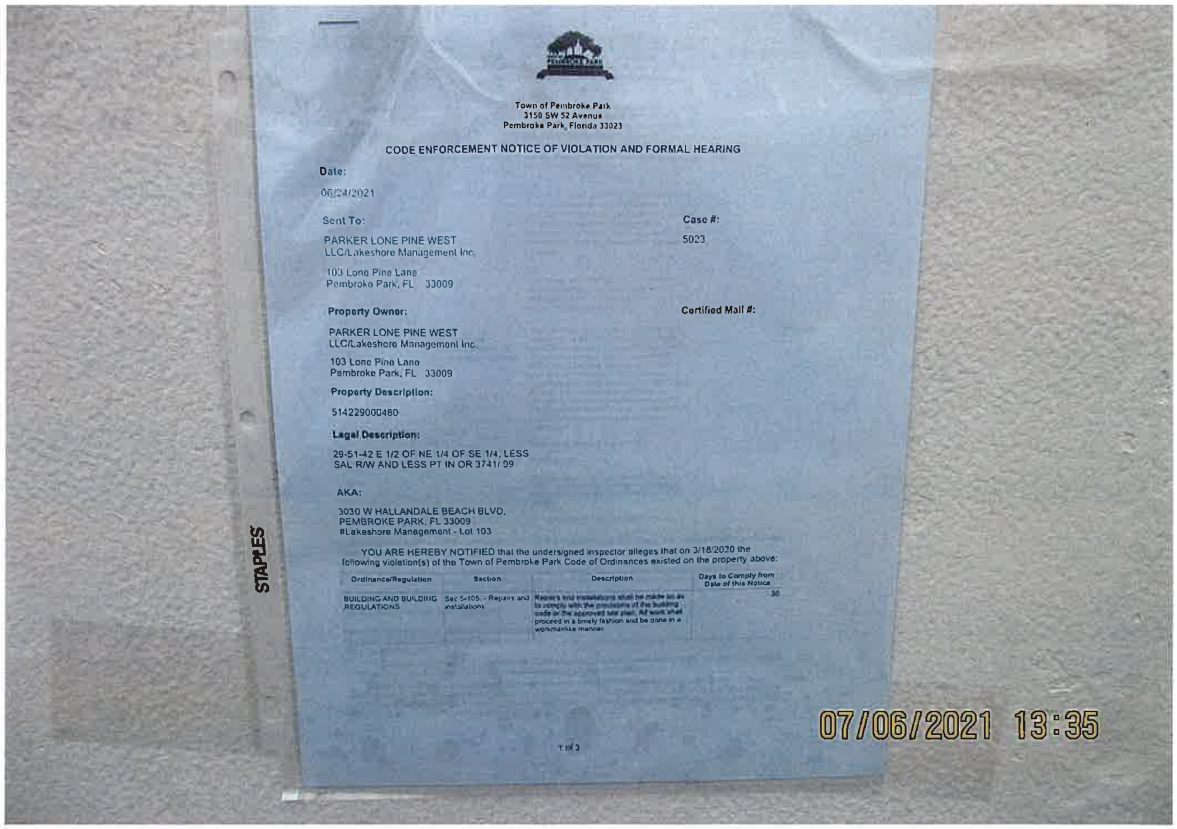
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of 7, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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 _____

07/06/2021 13:36


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
06/24/2021
Sent To:
PARKER LONE PINE WEST
LLC/Lakeshore Management Inc.
103 Lone Pine Lane
Pembroke Park, FL 33009
Case #:
5023
Property Owner:
PARKER LONE PINE WEST
LLC/Lakeshore Management Inc.
103 Lone Pine Lane
Pembroke Park, FL 33009
Certified Mail #:
Property Description:
514229000480
Legal Description:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS
SAL R/W AND LESS PT IN OR 3741/09
AKA:
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#Lakeshore Management - Lot 103
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations.
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
30
1 of 3
STAPLES
07/06/2021 13:35

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/24/2021

Sent To:

PARKER LONE PINE WEST
LLC/Lakeshore Management Inc.

103 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

5023

Property Owner:

PARKER LONE PINE WEST
LLC/Lakeshore Management Inc.

103 Lone Pine Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

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

AKA:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#Lakeshore Management - Lot 103

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Lakeshore Management crew were demolishing the mobile home sub floors and repairing without permits. They also removed the washer machine due to a water flood.

Permits for a/c, shed and wooden steps have to be verified. Lakeshore Management has to hire a contractor to obtain/complete permits for demo/repair of sub floors, shed, a/c unit and wooden steps. STOP WORK ORDER UNTIL PERMITS ARE APPROVED.

Double permit fee has been assessed.

Permit # 1910743-0 for wood steps and subfloors,
Permit # 124617-0 for A/C changeout.
No permit for shed.

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, 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

6/24/2021

COVID-19

10/20/20
Process # 92079 - Repair

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PARKER LONE PINE WEST LLC/Lakeshore Management 103 Lone Pine Lane Pembroke Park, FL 33009	5023	03/18/2020

Property Owner:	Property Description:	Certified Mail #:
PARKER LONE PINE WEST LLC/Lakeshore Management 103 Lone Pine Lane Pembroke Park, FL 33009	514229000480	

Legal Description:	AKA:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lakeshore Management - Lot 103

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

Notes/Means of Correction:

Lakeshore Management crew were demolishing the mobile home floors and repairing without permits. They also removed the washer machine due to a water flood.

Permits for a/c, shed and wooden steps have to be verified. Lakeshore Management has to hire a contractor to obtain/complete permits for demo/repair of floors, shed, a/c unit and wooden steps. STOP WORK ORDER UNTIL PERMITS ARE APPROVED.

Double permit fee has been assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

Town of Pembroke Park Violation Notice

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

Name Parker Lone Pine West LLC / Lakeshore Management Date 3/18/20
Site Address 103 Lone Pine Lane Case # 5023
Permit # _____ Sub/Park Parker Lone Pine West

- [x] *STOP ALL WORK
- [x] No Building Permit
- [ ] Violation of Florida Building Code # _____
- [x] Violation of Town Ordinance # 5-2(a)(b) 5-105
- [ ] NFPA # _____
- [ ] Approved Plan Not Being Followed
- [ ] Permit Not on Job
- [ ] Approved plan not on Job
- [ ] Re-Inspection Fee
- [ ] Repeat Violation (Double fine)

Violation (s)
Lakeshore Mangment crew were demolishing the mobile home floors and repairing without permits. They also removed the washer machine due to a water flood. Verify permit for a/c & Shed. Verify permit for wooden Steps.

Corrective Action(s)
Lakeshore Management has to hire a contractor to obtain / complete permits at the Building Dept. STOP WORK ORDER UNTIL PERMITS ARE APPROVED. Verify permit for a/C and Shed. Verify permit for wooden steps.

- [x] Structural
- [x] Plumbing
- [ ] Mechanical
- [ ] Electrical
- [x] Code Enf.
- [ ] Zoning
- [ ] Business Tax Receipt
- [ ] Other_____

- [x] DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

Joseline Ramirez
Code Enforcement Officer

Posted on property.
Received by

White: Original Copy Yellow: Officer's Copy Pink: Violator

03/18/2020 01:04

03/17/2020 22:20

03/17/2020 22:20

103
03/17/2020 22:20

03/17/2020 22:20

03/17/2020 22:20

03/17/2020 22:21

03/17/2020 22:23

03/17/2020 22:23

03/18/2020 00:56

03/18/2020 00:57

Rheem
Classic
03/18/2020 00:57

WARNING
AVERTISSEMENT
WARNING
AVERTISSEMENT
NOTICE
NOTICE
NOTICE
03/18/2020 00:57

03/18/2020 00:57

03/18/2020 00:57

102
03/18/2020 00:57

03/18/2020 00:58

03/18/2020 01:03

07/06/2021 13:35

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07/06/2021 13:36

07/06/2021 13:36

07/06/2021 13:37

07/06/2021 13:37

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0480
Property Owner	PARKER LONE PINE WEST LLC	Millage	0613
Mailing Address	49 SW FLAGLER AVE #201 STUART FL 34994	Use	28
Abbr Legal Description	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99		

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	$4,033,660	$312,980	$4,346,640	$4,346,640	
2019	$4,033,660	$312,720	$4,346,380	$4,147,160	$91,891.69
2018	$3,457,430	$312,720	$3,770,150	$3,770,150	$81,160.40

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,346,640	$4,346,640	$4,346,640	$4,346,640
Portability	0	0	0	0
Assessed/SOH	$4,346,640	$4,346,640	$4,346,640	$4,346,640
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,346,640	$4,346,640	$4,346,640	$4,346,640

Sales History

Date	Type	Price	Book/Page or CIN
5/25/2006	SW*	$9,900,000	42102 / 869
4/19/2005	QC*	$100	39524 / 162
4/19/2005	SW*	$8,600,000	39524 / 157
			9343 / 996

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$5.25	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

BUILDING PERMIT APPLICATION

Inkforce 75140

124617
PERMIT NO.
M-75140
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: MECHANICAL					
JOB NAME: Colette LeBlanc					
JOB ADDRESS: 103 Lone Pine Lane					
OWNER NAME: PARKER LONE PINE WEST LLC					
OWNER ADDRESS: 49 SW FLAGLER AVE STE 201					
CITY: STUART					
PHONE: 9549659682	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: Aztil Inc					
MAIL ADDRESS: 2540 South Military Trail					
CITY STATE ZIP: W Palm Beach FL 33415					
PHONE: 5614332197	**FAX:**	**EMAIL:**			
CERT. COMPENTENCY: CAC049253		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: Mobile Home	PROPOSED USE: Mobile Home		
FOLIO NUMBER: 514229000480		SUBDIVISION: Lone Pine West			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 2	BATHS: 2	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 3700	SQ.FT. / L.F.: 0				
DESCRIBE WORK: A/C changeout					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **124617-0**

Job Address: **103 Lone Pine Lane**

Job Name: Colette LeBlanc

Permit Status: Permit Complete

Permit Issued Date:5/23/2012 12:53:48 PM

Submitted Into Plan Review Date:5/18/2012 11:41:49 AM

Application Date: 5/18/2012 11:40:12 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 5 Day(s)

Required Disciplines

Discipline	Status	Date
MECHANICAL	Approved	5/21/2012 7:57:25 AM

R203 Permit Messages For Permit (124617-0)

Event ID	Inspection	Inspection Date	Status
Mechnical Inspection			
29379	Condensate Lines	6/6/2012	Fail Without Penalty
	condensate termination is on slabs. correct and recall		
29701	Condensate Lines	7/11/2012	Pass
29380	Final Mechanical	6/6/2012	Fail Without Penalty
	Shroud not weatherproofing duct to code. Double slabs not secured to meet code. Correct and recall. Double fee with code enforcement fine never paid		
29702	Final Mechanical	7/11/2012	Pass
	No card on site but all corrections have been made		
29378	Rough Duct Insulation	6/6/2012	Pass

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

InfoForce 92447

BUILDING PERMIT APPLICATION

1910743
PERMIT NO.

ZON-92447
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: LONE PINE					
JOB ADDRESS: 103 LONE PINE LANE					
OWNER NAME: PARKER LONE PINE WEST LLC					
OWNER ADDRESS: 49 SW FLAGLER AVE #201					
CITY: STUART					
PHONE: 999999999	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: B.A.C.H. LAND DEVELOPMENT LLC					
MAIL ADDRESS: 3418 W ARCH STREET					
CITY STATE ZIP: TAMPA FL 33607					
PHONE: 8135598555	**FAX: 8132538899**	**EMAIL: CHARLESH@BACH-DEVELOPMENT.COM**			
CERT. COMPENTENCY: CBC1260502		**STATE REGISTRATION: N/A**			
LOT: 103	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000480		SUBDIVISION: LONE PINES			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 7636	SQ.FT. / L.F.: 0				
DESCRIBE WORK: REPAIR WOOD STEPS AND SUB FLOOR OVERLAY IN INTERIOR					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Yvan Roleau	134 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #134 W Lake Drive

Legal Description

Case Status Open **Case #** 5640 **Date Next Inspection** 7/20/2021

Notes

1. Stop Work Order.
2. Interior renovations done without permits. Obtain plans, permit and inspections.
3. Installed new windows without permits. Obtain plans, permit and inspections.
4. Installed new plywood and insulation board underneath mobile home. Obtain plans, permit and inspections.
5. Installed new plumbing pvc pipes underneath mobile home. Obtain plans, permit and inspections.
6. Installed washer and dryer inside shed. Obtain plans, permit and inspections.
7. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/13/2021		Notice of Violation	Regular Mail
6/22/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/20/2021

Code Dept.

I OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5640

Hasler FIRST-CLASS MAIL
03/22/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5640

Code Dept.

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5640

Hasler FIRST-CLASS MAIL
03/22/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Pembroke Park Lakes Inc.
P.O. Box 260490
Pembroke Pines, FL 33026

7021 0350 0001 0297 6788

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 7.16
Sent To
Street and Apt. No.
City, State, ZIP+4

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

Postmark Here

Yvan Roleau
NOH #5014, #5640
134 W Lake Drive
Pembroke Park, FL 33009

PS Form 3800, April 2015

7021 0350 0001 0297 6801

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 7.16
Sent To
Street and Apt. No.
City, State, ZIP+4

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

Postmark Here

Allan M. Glaser, ESQ.
NOH #5014, #5640
11900 Biscayne Blvd. #807
Miami, FL 33181

PS Form 3800,

7021 0350 0001 0297 6818

U.S. Postal Service™
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☐ Adult Signature Restricted Delivery $
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$ 7.16
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Street and Apt. No.
City, State, ZIP+4

Postmark Here

Pembroke Park Lakes, INC.
NOH #5014, #5640
P.O. Box 260490
Pembroke Pines, FL 33026

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:

Allan M. Glaser, ESQ.
NOH #5014, #5640
11900 Biscayne Blvd. #807
Miami, FL 33181

9590 9402 6610 1028 6961 53

2. Article Number (Transfer from service label)
7021 0350 0001 0297 6801

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145	ID #	5142 29 00 0223
Property Owner	PEMBROKE PARK LAKES INC	Millage	0613
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026	Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$6,800,510	$74,990	$6,875,500	$4,395,000	
2020	$6,800,510		$6,800,510	$3,927,290	$103,448.85
2019	$3,570,270		$3,570,270	$3,570,270	$77,953.29

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$4,395,000	$6,875,500	$4,395,000	$4,395,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,395,000	$6,875,500	$4,395,000	$4,395,000

Sales History

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

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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Mailing Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Registered Agent Name & Address

GLASER, ALLAN M., ESQ.
11900 BISCAYNE BLVD.
#807
MIAMI, FL 33181

Name Changed: 01/27/2015

Address Changed: 04/04/1995

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1701 W HILLSBORO BLVD, # 201
DEERFIELD BEACH, FL 33442

Title PSD

CASTELLANO, WILLIAM
1701 W HILLSBORO BLVD. #201
DEERFIELD BEACH, FL 33442

Annual Reports

Report Year	Filed Date
2019	02/21/2019
2020	01/22/2020
2021	02/11/2021

Document Images

02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/02/2004 -- ANNUAL REPORT	View image in PDF format
04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format
04/04/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

YVAN ROLEAU CASE NO. 5640

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YVAN ROLEAU
TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YVAN ROLEAU AT 12:36 P.M. ON THE 6 DAY OF JULY 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 13 day of 7, 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 REPEAT VIOLATION AND FORMAL HEARING

Date:

06/22/2021

Case #:

5640

Sent To:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Owner:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Property Description:

514229000223

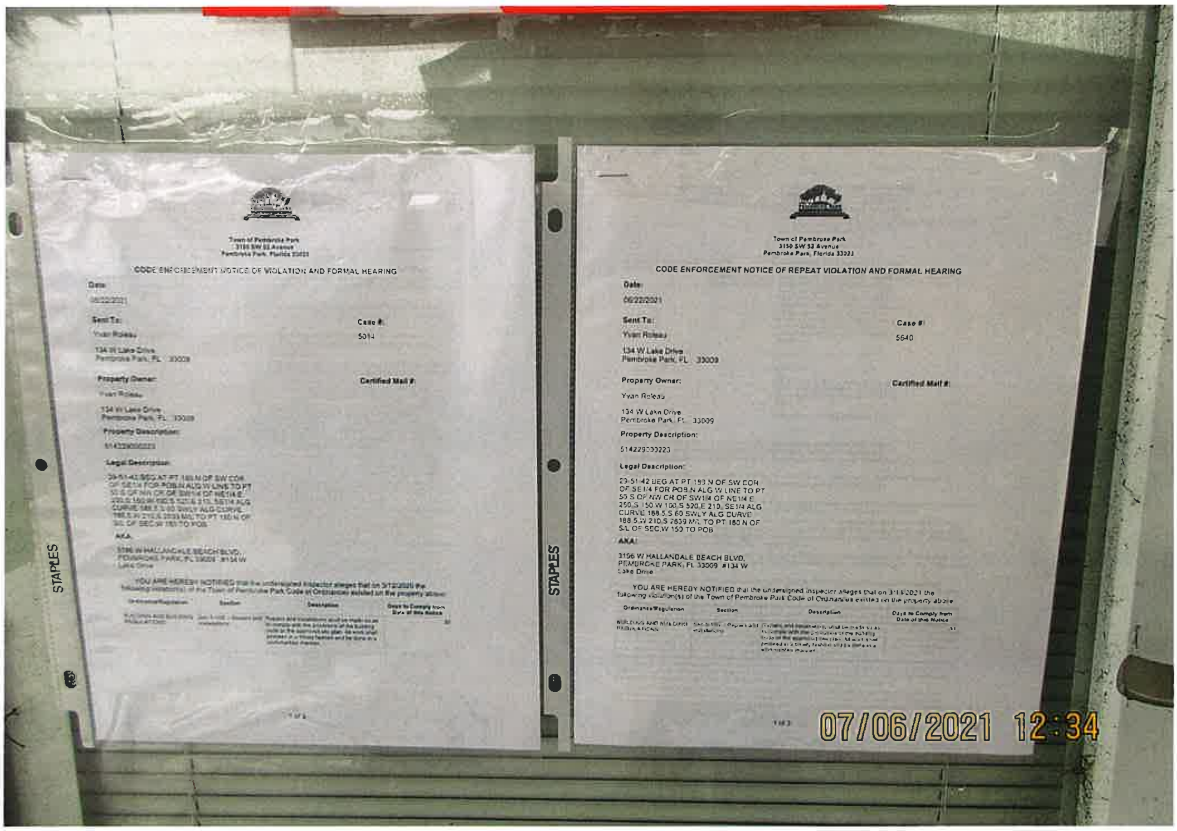
Legal Description:

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 #134 W

07/06/2021 12:35



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

06/22/2021

Sent To:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5640

Property Owner:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Certified Mail #:

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514229000223

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AKA:

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #134 W Lake Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/13/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. Stop Work Order.
2. Interior renovations done without permits. Obtain plans, permit and inspections.
3. Installed new windows without permits. Obtain plans, permit and inspections.
4. Installed new plywood and insulation board underneath mobile home. Obtain plans, permit and inspections.
5. Installed new plumbing pvc pipes underneath mobile home. Obtain plans, permit and inspections.
6. Installed washer and dryer inside shed. Obtain plans, permit and inspections.
7. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 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

6/22/2021

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	**Case #:**	**Date:**
Yvan Roleau 134 W Lake Drive Pembroke Park, FL 33009	5640	03/13/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
Yvan Roleau 134 W Lake Drive Pembroke Park, FL 33009	514229000223	

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 #134 W Lake Drive

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Notes/Means of Correction:

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3. Installed new windows without permits. Obtain plans, permit and inspections.
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5. Installed new plumbing pvc pipes underneath mobile home. Obtain plans, permit and inspections.
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If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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

Joseline Ramirez
Chief Code Enforcement Officer

03/12/2021 16:44

03/12/2021 16:44

03/12/2021 16:45

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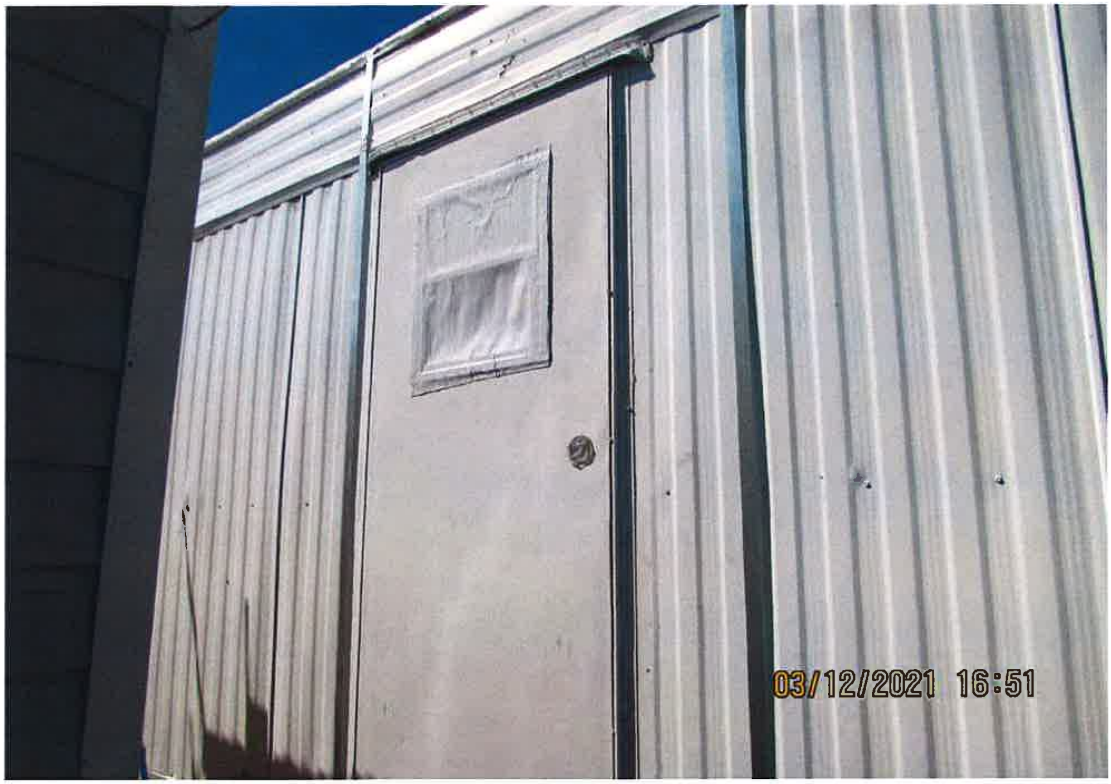
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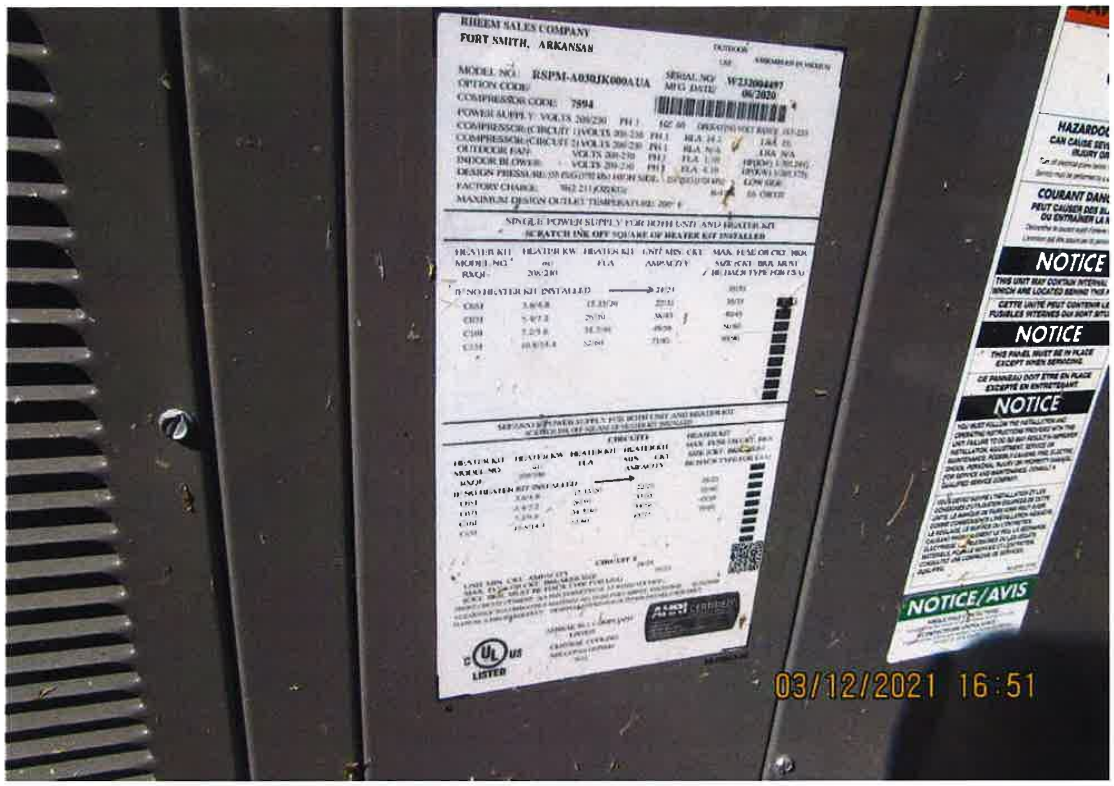
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FORT SMITH, ARKANSAS
MODEL NO: RSPM-A030JK000AUA
NOTICE
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NOTICE/AVIS
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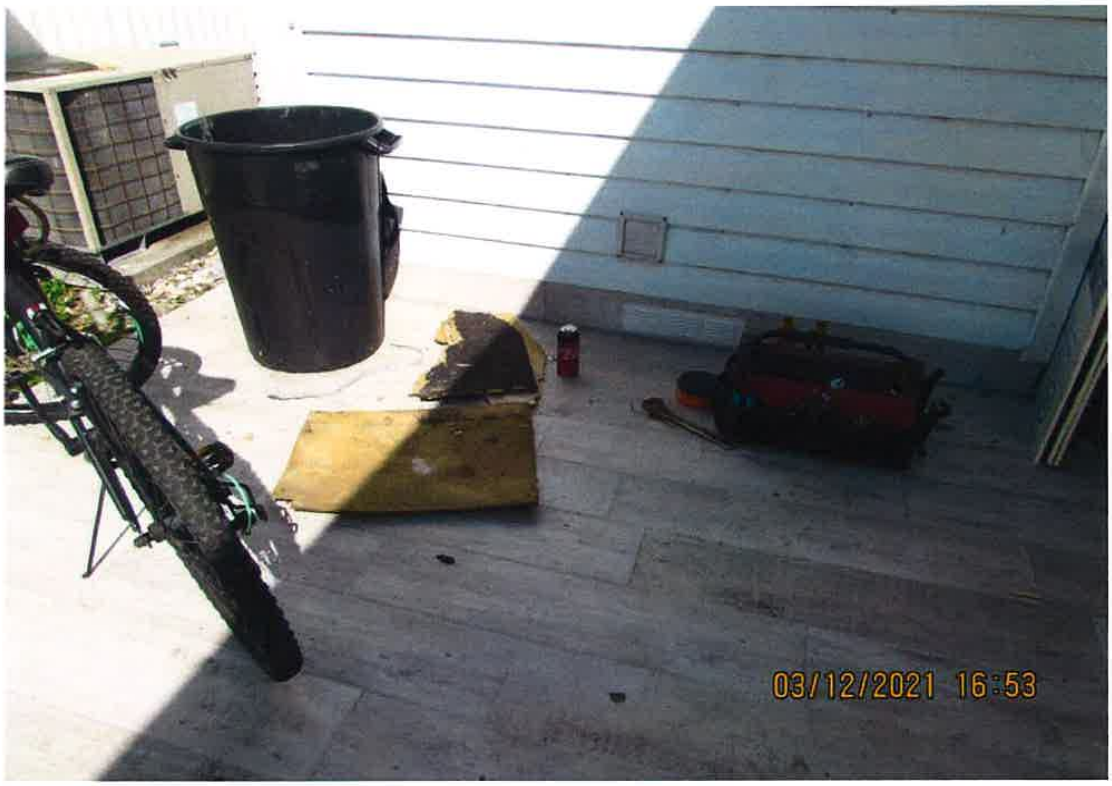
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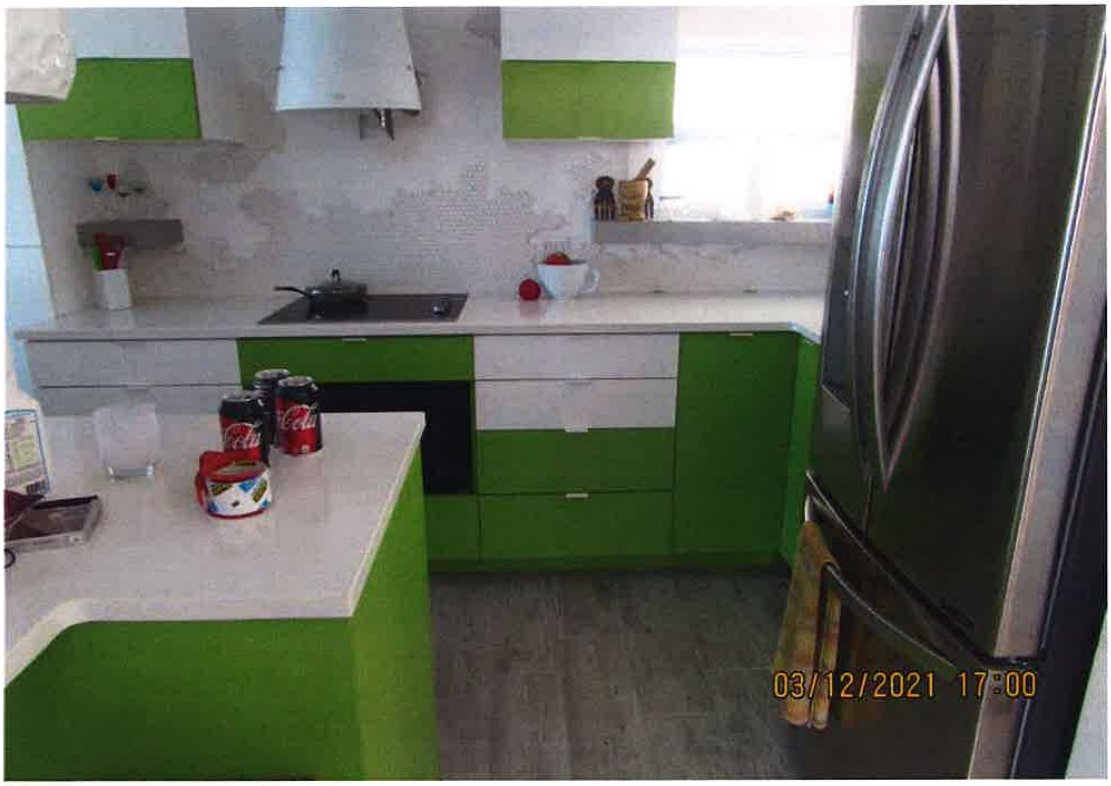
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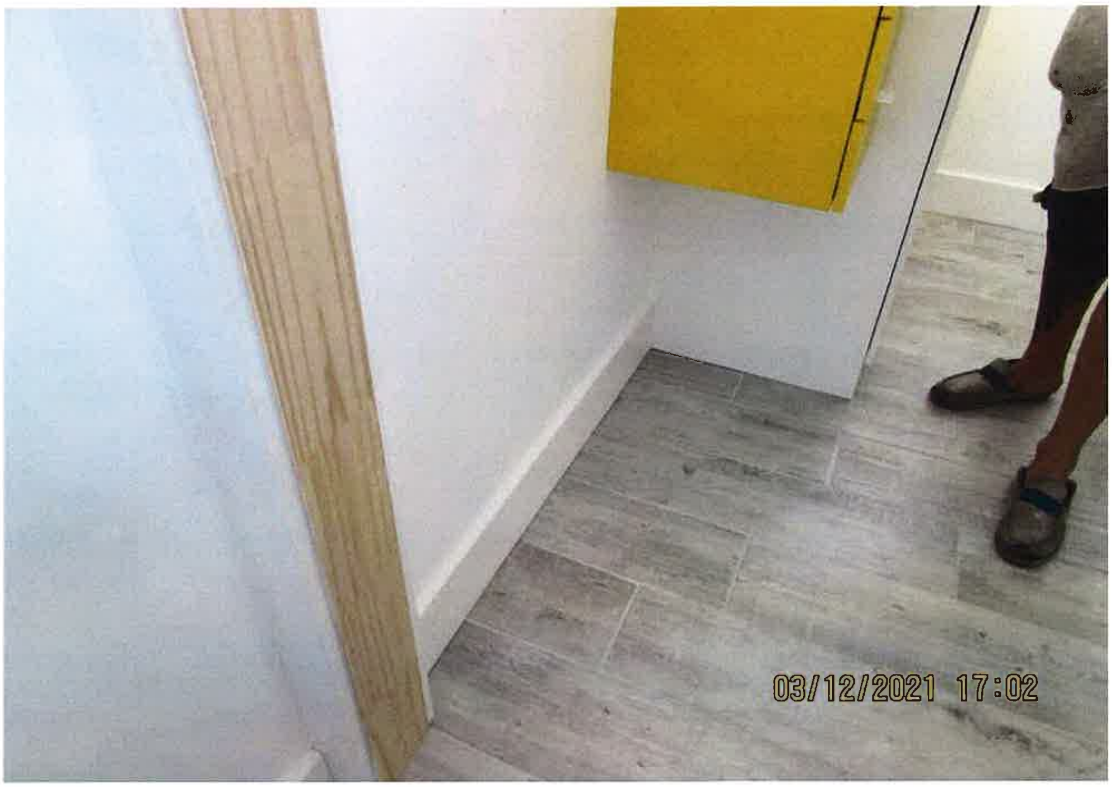
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134
07/06/2021 12:36

07/06/2021 12:37

Case Overview

Property/Incident Information

Owner	Address	Site Address
YESYM 5401 LLC/ MSK LOGISTICS LLC	19355 TURNBERRY WAY #27E AVENTURA, FL 33181	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5382 **Date Next Inspection** 7/20/2021

Notes
1. Operating without a Business Tax Receipt. Stop all operations until inspections and Business Tax Receipt are obtained.
2. Exterior maintenance. Repair concrete in driveway, pressure wash and paint chip paint.
3. Constant trash and debris on property. Must keep property clean daily.
4. Overgrown weeds. Trim and maintain property periodically.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/13/2020		Notice of Violation	Regular Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail Hand
6/29/2021	7/20/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 7/20/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$1,400.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,500.00**

Payments

Date	Payment Type Name	Amount
6/15/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$1,400.00**

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City, State, ZIP+

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33024

Postmark Here

MSK Logistics LLC/Mohamed Kamoo
HET #5382
8362 Pines Blvd, #496
Pembroke Pines, FL 33024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and
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Street and Apt. No.,

City, State, ZIP+4®

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JUN 30 2021
HOLLYWOOD FL 33023

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Yesym 5401 LLC/MSK Logistics LLC
HET #5382
5401 SW 25 CT
Pembroke Park, FL 33023

PS Form 3800, Ap

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

Postage
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Total Postage and
$ 6.96

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Street and Apt. No

City, State, ZIP+4

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

Postmark Here

Yesym 5401 LLC/Roger Mimoun
Case #5382
19355 Turnberry Way #27E
Aventura, FL 33181

PS Form 3800, Ap

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

Detail by Entity Name

Florida Limited Liability Company
MSK LOGISTICS LLC

Filing Information

Document Number	L10000046244
FEI/EIN Number	27-2527733
Date Filed	04/29/2010
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/06/2017

Principal Address

8362 pines blvd
#496
pembroke pines, FL 33024

Changed: 03/29/2018

Mailing Address

8362 pines blvd
#496
pembroke pines, FL 33024

Changed: 03/29/2018

Registered Agent Name & Address

KAMOO, MOHAMED S
8362 pines blvd
#496
pembroke pines, FL 33024

Name Changed: 05/06/2017

Address Changed: 03/29/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

KAMOO, MOHAMED

8362 pines blvd
#496
pembroke pines, FL 33024

Annual Reports

Report Year	Filed Date
2019	03/18/2019
2020	06/09/2020
2021	04/12/2021

Document Images

04/12/2021 -- ANNUAL REPORT	View image in PDF format
06/09/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
03/29/2018 -- ANNUAL REPORT	View image in PDF format
05/06/2017 -- REINSTATEMENT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
05/01/2013 -- ANNUAL REPORT	View image in PDF format
03/27/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5401 SW 25 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 10 0770
Property Owner	YESYM 5401 LLC	Millage	0613
Mailing Address	19355 TURNBERRY WAY #27E AVENTURA FL 33181	Use	48
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$91,040	$347,400	$438,440	$438,440	
2020	$91,040	$338,210	$429,250	$429,250	$9,264.01
2019	$91,040	$338,210	$429,250	$398,040	$8,901.12

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$438,440	$438,440	$438,440	$438,440
Portability	0	0	0	0
Assessed/SOH	$438,440	$438,440	$438,440	$438,440
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$438,440	$438,440	$438,440	$438,440

Sales History

Date	Type	Price	Book/Page or CIN
11/22/2017	WD-Q	$420,000	114740431
12/16/2016	WD-D	$100,000	114165586
8/10/2011	WD-Q	$150,000	48116 / 1904
5/11/2011	DR*-T		47942 / 90
11/4/2006	QC*	$100	43395 / 1471

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	13,006	SF
Adj. Bldg. S.F. (Card, Sketch)		4302
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
YESYM 5401, LLC

Filing Information

Document Number	L17000234172
FEI/EIN Number	82-3420392
Date Filed	11/13/2017
Effective Date	11/14/2017
State	FL
Status	ACTIVE

Principal Address

19355 TURNBERRY WAY
27E
AVENTURA, FL 33180

Mailing Address

PO Box 2914
Hallandale, FL 33008

Changed: 02/22/2018

Registered Agent Name & Address

MIMOUN, ROGER
19355 TURNBERRY WAY
27E
AVENTURA, FL 33180

Address Changed: 02/22/2018

Authorized Person(s) Detail

Name & Address

Title MGR

Mimoun, Roger
PO Box 2914
Hallandale, FL 33008

Annual Reports

Report Year	Filed Date

2019	02/19/2019
2020	01/22/2020
2021	02/01/2021

Document Images

02/01/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/19/2019 -- ANNUAL REPORT	View image in PDF format
02/22/2018 -- ANNUAL REPORT	View image in PDF format
11/13/2017 -- Florida Limited Liability	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.)

)

YESYM 5401 LLC/MSK LOGISTICS LLC CASE NO. 5382
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC/MSK LOGISTICS LLC
TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5401 SW 25TH COURT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC/MSK LOGISTICS LLC AT 11:00 A.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

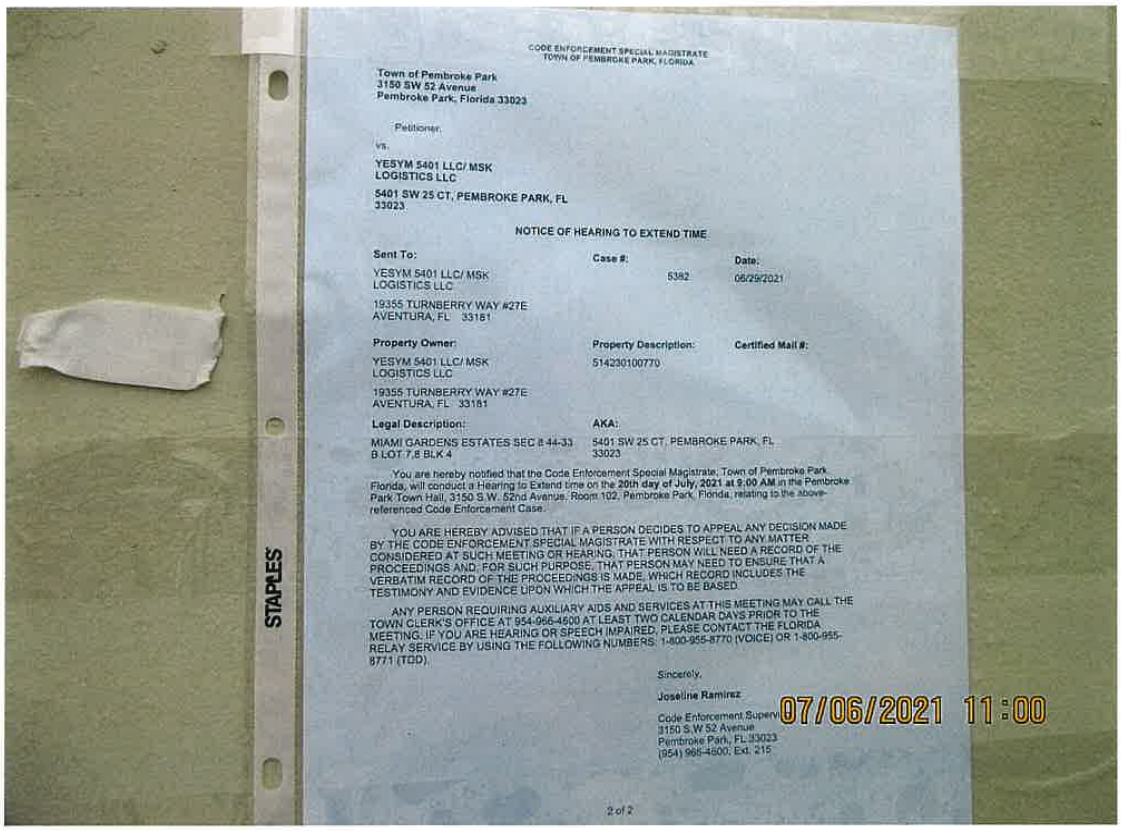
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 13 day of 7, 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 _____



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

YESYM 5401 LLC/ MSK LOGISTICS LLC

5401 SW 25 CT, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
YESYM 5401 LLC/ MSK LOGISTICS LLC 19355 TURNBERRY WAY #27E AVENTURA, FL 33181	5382	06/29/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
YESYM 5401 LLC/ MSK LOGISTICS LLC 19355 TURNBERRY WAY #27E AVENTURA, FL 33181	514230100770	

Legal Description:	**AKA:**
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4	5401 SW 25 CT, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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

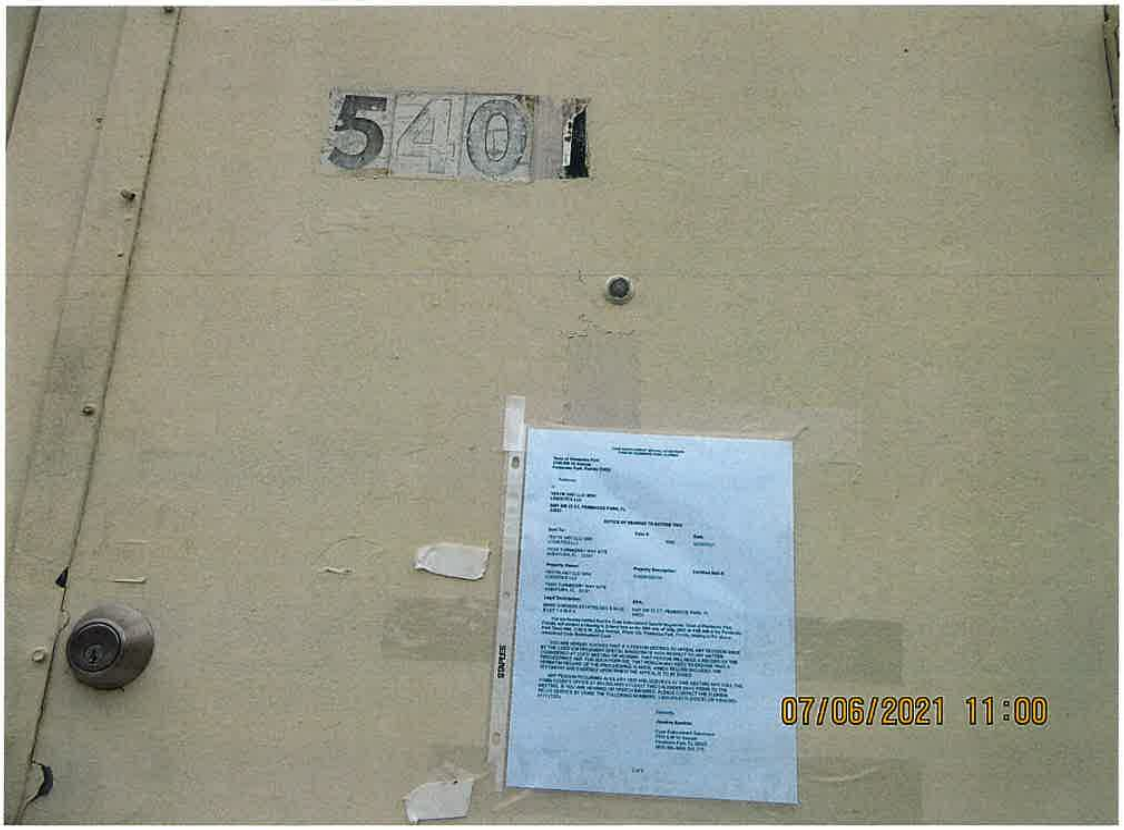
Sincerely,

Joseline Ramirez

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

2 of 2

07/06/2021 11:00



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

YESYM 5401 LLC/ MSK LOGISTICS LLC

5401 SW 25 CT, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
YESYM 5401 LLC/ MSK LOGISTICS LLC 19355 TURNBERRY WAY #27E AVENTURA, FL 33181	5382	06/29/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
YESYM 5401 LLC/ MSK LOGISTICS LLC 19355 TURNBERRY WAY #27E AVENTURA, FL 33181	514230100770	

Legal Description:	**AKA:**
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4	5401 SW 25 CT, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

YESYM 5401 LLC
19355 Turnberry Way, Apt 27E
Aventura, FL 33180

June 1, 2021

The Honorable Rafael Suarez-Rivas
Code Enforcement Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023
Re: Case # 5382

Dear Judge Suarez-Rivas,

I'm writing to request an extension of time.
To date, all violations have been satisfied except for the business tax receipt.
To get the business tax receipt, the tenant is waiting on an inspection by the fire and building department.

Sincerely,

Owner's agent

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5382
vs.	)	
YESYM 5401 LLC MSK LOGISTICS LLC Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5401 SW 25 Court, Pembroke Park, Fl 33023

PROPERTY OWNER: YESYM 5401 LLC, 19355 Turnberry Way #27E, Aventura, FL 33181

FOLIO NO.: 514230100770

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(e)(j)(h); 5-105; 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) 5-103(a)(e)(j)(h); 5-105; 15-17 **WITHIN** 15 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Case 5382

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 25 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

07/06/2021 10:58

07/06/2021 10:58

07/06/2021 10:58

07/06/2021 10:58

07/06/2021 10:58

07/06/2021 10:59

07/06/2021 10:59

07/06/2021 10:59

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay C

Legal Description

Case Status Open **Case #** 5622 **Date Next Inspection** 7/20/2021

Notes
1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections (process #92914).
3. Installed new garage door without a permit. Obtain plans, permit and inspections
4. Sealed and patched walls where door and equipment existed without a permit. Obtain plans, permit and inspections
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/11/2021		Notice of Violation	Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail
6/28/2021	7/20/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/20/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$1,300.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,400.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$1,400.00**

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☐ Adult Signature Restricted Delivery $
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JUN 30 2021
HOLLYWOOD FL 33023
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2400 SW 30LLC
HET #5622
2400 SW 30 AVE, Bay C
Pembroke Park, FL 33009

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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
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Postage
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Sent To
Street and Apt. No
City, State, ZIP+4

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

2400 SW 30LLC
HET #5637
2400 SW 30 AVE, Bay B
Pembroke Park, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:
2400 SW 30LLC
Joseph Tempelberg
HET #5638, 5637, 5622
323 Sunny Isles Blvd, STE. #501
Sunny Isle Beach, FL 33160

9590 9402 6610 1028 6953 78

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7037

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (*Printed Name*)
C. Date of Delivery
7/2/21

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
Delivery Restricted Delivery
ail
ail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

DIVISION OF CORPORATIONS

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

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number	L20000397184
FEI/EIN Number	N/A
Date Filed	12/30/2020
State	FL
Status	ACTIVE

Principal Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
12/30/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0109
Property Owner	2400 SW30 LLC	Millage	0613
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160	Use	48

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$233,080	$2,066,680	$2,299,760	$1,478,460	
2020	$233,080	$1,110,980	$1,344,060	$1,344,060	$29,007.23
2019	$233,080	$1,101,600	$1,334,680	$1,299,850	$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Portability	0	0	0	0
Assessed/SOH	$1,478,460	$2,299,760	$1,478,460	$1,478,460
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	$1,478,460	$2,299,760	$1,478,460	$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	117087319
8/12/2015	WD-Q	$1,040,000	113173864
3/17/2008	QCD-T	$100	45229 / 1760
11/30/2001	DR*	$100	32519 / 415
8/28/1992	QC*	$100	19928 / 941

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

2400 SW 30 LLC CASE NO. 5622

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC
TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2400 SW 30 AVE, BAY C, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 2400 SW 30 LLC AT 2:37 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

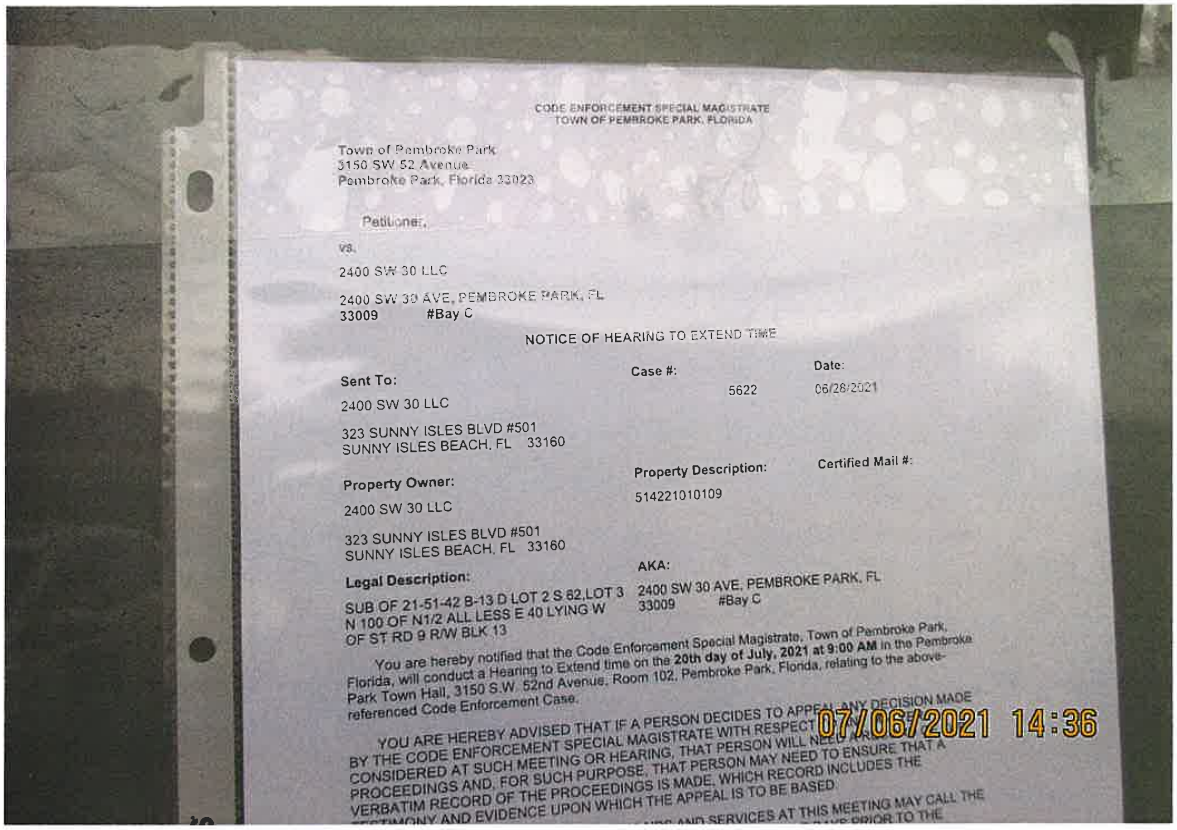
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of 7, 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 _____



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay C

NOTICE OF HEARING TO EXTEND TIME

Sent To:
2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #: 5622

Date: 06/28/2021

Property Owner:
2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Property Description:
514221010109

Certified Mail #:

Legal Description:
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

AKA:
2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay C

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

AND SERVICES AT THIS MEETING MAY CALL THE PRIOR TO THE

07/06/2021 14:36

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay C

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
2400 SW 30 LLC	5622	06/28/2021
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		

Property Owner:	**Property Description:**	**Certified Mail #:**
2400 SW 30 LLC	514221010109	
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay C

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

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

Sincerely,

Joseline Ramirez

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

PR

May 28, 2021

From: 2400 SW 30 LLC

2400 SW 30 Ave

Pembroke Park, Fl 33009

Attn.: Paltiel Ratzenberg, Director of Operations

Re: Cases 5637

5622

5533 - NO - DENIED

5638

To: Code Enforcement Special Magistrate

Town of Pembroke Park, Florida

Dear Magistrate,

We are in received of the Final Order on the above referred cases after the Official hearing that took place on May 18th, 2021. First, I would like to apologize for not being present at that hearing, we were celebrating a Jewish holiday called Shavout. As being observants Jews, we would not have been able to attend. However, I personally apologize for not giving previous notice for an extension. Somehow, the mailed notices did not get to me until after the fact. This has been corrected. All future correspondence of this matter will come directly to me.

With that being said, I'd like to inform you that we have addressed these issues for a few months already. We have submitted plans to both Town of Pembroke Park and Broward County Environmental and plan reviews. The process numbers for The Town of Pembroke Park are 93134 for Bay B (2), and 92914 for Bay C (3). We have not submitted anything yet regarding Bay A (1), since plans are still in review at Broward County Environmental and Transportation Department. Once approved, we will make the proper application at the Town Building Department. The process numbers in Broward County are:

Bay C (3) Asbestos Responsibility approved on 3/2/21 app. # 91817

Bay B (2) Asbestos Responsibility approved on 4/14/21 app. # 95465

Bay A (1) Asbestos Responsibility approved on 5/5/21 app. # 97390

Bay B (2) Development & Environmental Review approved 4/15/21 app.# 434364

PR

Bay A (1) Development & Environmental Review IN REVIEW as of 5/5/21 app. # 434765

Bay C (2) Development & Environmental Review CANCELLED (does not apply) app. # 434367

Your Honor, we kindly request an additional 90 days to the 30 days you have stated in order to comply with these violations. We are hoping in getting permit approvals from Building reviewers possibly by next week, after that we only need couple of weeks to make corrections and be within code.

I appreciate in advance your kind attention, and should you need more information, please do not hesitate in contacting me directly. You can also contact our contractor Moises Salama from Housedoctors, Inc. at 786-344-5354. He is more informed regarding the actual work needed to be done to correct the violations and is in constant contact with our architect and engineer as well as City's Building Department.

Thanks,

Paltiel Ratzenberg

Director of Operations

2400 sw 30 LLC.

Fume

Email: Accounting@officialfume.com

PALTIEL RATZENBERG

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 2400 SW30 LLC Respondent(s)	)))))))	Case No.: 5622

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2400 SW 30 Avenue, Bay C, Pembroke Park, FL 33009

PROPERTY OWNER: 2400 SW30 LLC, 323 Sunny Isles Blvd #501, Sunny Isles, FL 33160

FOLIO NO.: 514221010109

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a)(b) **WITHIN 30th DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suárez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Case 5638
Case 5637
Case 5622
Case 5533

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 26 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address: 2400 SW 30 AVE, - C

Job Name: DIME INVESTMENT

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:3/8/2021 4:08:45 PM

Application Date: 3/8/2021 12:24:12 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	7/14/2021 8:46:12 PM
FIRE	Denied	6/24/2021 4:39:26 PM
PLUMBING	Approved	6/10/2021 1:59:54 PM
STRUCTURAL	Denied	7/15/2021 4:51:24 PM
ZONING	Approved	6/1/2021 4:56:30 PM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

BUILDING PERMIT APPLICATION

Inkforce 92915

PERMIT NO.
ZON-92915

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: DIME INVESTMENT					
JOB ADDRESS: 2400 SW 30 AVE, - C					
OWNER NAME: DIME INVESTMENT GROUP LLC					
OWNER ADDRESS: 1390 NE 129 ST					
CITY: MIAMI					
PHONE: 7863555356	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: HOUSE DOCTORS					
MAIL ADDRESS: 19050 NE 26TH CT					
CITY STATE ZIP: MIAMI FL 33180					
PHONE: 7869163934	**FAX:**	**EMAIL: HD539@HOUSEDOCTORS.COM**			
CERT. COMPENTENCY: CGC1525825		**STATE REGISTRATION: N/A**			
LOT: C	BLOCK: 000	PRESENT USE: WAREHOUSE & OFFICE	PROPOSED USE: WAREHOUSE & OFFICE		
FOLIO NUMBER: 514221010109		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	N/A
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION : DEMO INTERNAL OFFICES & WINDOWS & MEZZANINE					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

BUILDING PERMIT APPLICATION

Inkforce 93696

PERMIT NO.
P-93696

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: PLUMBING					
JOB NAME: DIME INVESTMENT					
JOB ADDRESS: 2400 SW 30 AVE, - C					
OWNER NAME: DIME INVESTMENT GROUP LLC					
OWNER ADDRESS: 1390 NE 129 ST					
CITY: MIAMI					
PHONE: 7863555356	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: MEIR ALARMS INC					
MAIL ADDRESS: 2195 N ANDREWS AVE					
CITY STATE ZIP: POMPANO BEACH FL 33069					
PHONE: 9549712110	**FAX:**	**EMAIL:**			
CERT. COMPENTENCY: FPC18-000084	**STATE REGISTRATION: N/A**				
LOT: C	BLOCK: 000	PRESENT USE: WAREHOUSE & OFFICE	PROPOSED USE: WAREHOUSE & OFFICE		
FOLIO NUMBER: 514221010109	SUBDIVISION: N/A				
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	N/A
JOB COST: 11800	SQ.FT. / L.F.: 0				
DESCRIBE WORK: Relocate Sprinkler heads					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R202 Permit Messages For Permit (92914)

Event ID	Date Created	Requested By	Assigned To	Status
Other				
90659	3/8/2021	Lucie Manzerolle	Lucie Manzerolle	Open
	uploaded: APP-BL, APP-EL, Proposal, BC Asbestos, Asbestos Survey, A-01, A-01-0			
90830	3/16/2021	Lucie Manzerolle	Lucie Manzerolle	Open
	comments emails to Moises Salama <moisalama@gmail.com>			
90878	3/16/2021	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: NOV Pictures			
91117	3/25/2021	Lucie Manzerolle	Lucie Manzerolle	Open
	uploaded: Comments, Blower Door test, energy calc, load calc, A-1, A-2, E-1, F-1, M-1, SP-1			
91254	4/1/2021	Jeffrey Louis	Jeffrey Louis	Returned Plans To Applicant
	Sent Plan Review comments to contractor Moises Salama <moisalama@gmail.com>			
92759	6/1/2021	Jeffrey Louis	Jeffrey Louis	Send To Discipline
	Upload: A-1(2), E-1(1), Energy Conservation(2), F-1(2), SP-1(2)			
92961	6/10/2021	Lucie Manzerolle	Lucie Manzerolle	Open
	uploaded: correction # 3 : EL, PL,FIRE, MECH response to comments letters, A-1(3), E-1(3), NOA 17-1218.02(3)			
92980	6/10/2021	Lucie Manzerolle	Lucie Manzerolle	Open
	uploaded: correction 4 : BC response , Mech response letter, NOA17-1218.02(4), S-1(4), SP-1(4), response to comment(4)			
93117	6/16/2021	Lucie Manzerolle	Lucie Manzerolle	Open
	uploaded: Signature affidavit, FP-1, Sprinkler heads spec sheets			

93526	6/29/2021	Jeffrey Louis	Jeffrey Louis	Send To Discipline
	Upload: Contract(6), E-1(6)			
93672	7/2/2021	Jeffrey Louis	Jeffrey Louis	Open
	upload: APP FP			
93741	7/8/2021	Marycari Paz	Marycari Paz	Open
	UPLOAD: E-1 (7)			
93967	7/15/2021	Marycari Paz	Marycari Paz	Open
	UPLOAD: FP1 A (8), AFFIDAVIT (8), FP2 B (8), FP3 C (8), SPRINKLERS HAZARD EC-11 AND AC-14 (8), SPRINKLERS HAZARD TY-FRB (8)			
93994	7/15/2021	Marycari Paz	Marycari Paz	Open
	UPLOAD: NOA (9), RESPONSE COMMENTS (9)			
93999	7/16/2021	Marycari Paz	Marycari Paz	Returned Plans To Applicant
	Comments email to moisalama@gmail.com			

Structural

90686	3/9/2021	Miguel A Nunez	Miguel A Nunez	Approved
	B-92914 (Interior Demo) *First Review – 03/09/2021* *Approved*			

91124	3/26/2021	Miguel A Nunez	Miguel A Nunez	Denied

B-92914 (Interior Demo)

First Review – 03/09/2021
Second Review - 03/26/2021

1. *Provide a response sheet, indicating the page where the comment(s) was addressed/responded; also highlight/Cloud with delta the change, and for comments that does not apply, please provide the code reference you are contesting. FBC-BCAP 107.2.1*
2. *The new plans, indicates that this is a new space being converted as a single space, and being conditioned; therefore, complete set of applications (not demolition) needs to be submitted FBC-BCAP 105.1*
3. *Provide "Transportation Concurrency" certificate, as required by the Broward County Environmental Protection and Growth Management Department, located at 1 North University Drive, Suite A-102, Plantation, FL 33324 (Located at the corner of Broward Boulevard and University Drive – Phone: 954-357-6666,) – Email: DERPlans@broward.org FBC-BCAP 105.2.3*
4. *Provide "Environmental Review" certificate, as required by the Broward County Environmental Protection and Growth Management Department, located at 1 North University Drive, Suite A-102, Plantation, FL 33324 (Located at the corner of Broward Boulevard and University Drive– Phone: 954-357-6666,) – Email: DERPlans@broward.org FBC-BCAP 105.2.3*
5. *Provide an executed contract signed by the owner and the contractor, showing the complete scope of work valuation FBC-BCAP 109.3*
6. *Provide Occupant Load for the proposed space as per the FBC-B 1004 and Table 1004.2.1*
7. *Provide proposed separation wall detail, showing the Horizontal Fire Penetrations protection as per FBC-B 714.4 (Must show and provide the UL assembly to be used).*
8. *Be aware that after the Third review Cycle, a charge of four (4) times the standard review charge will be imposed as per the FS 553.80(2)(b).*
9. *Additional comments will be rendered since this scope of work has been changed from demolition to tenant improvement, by climatizing the area. FBC-BCAP 107.2.1*

92720	5/28/2021	Miguel A Nunez	Miguel A Nunez	Denied

B-92914 (Interior Demo)

First Review – 03/09/2021
Second Review - 03/26/2021
Third Review - 05/28/2021

1. *Provide a response sheet, indicating the page where the comment(s) was addressed/responded; also highlight/Cloud with delta the change, and for comments that does not apply, please provide the code reference you are contesting. FBC-BCAP 107.2.1*
2. *The new plans, indicates that this is a new space being converted as a single space, and being conditioned; therefore, complete set of applications (not demolition) needs to be submitted FBC-BCAP 105.1 (Not provided = 05/28/2021)*

3. *Provide "Transportation Concurrency" certificate, as required by the Broward County Environmental Protection and Growth Management Department, located at 1 North University Drive, Suite A-102, Plantation, FL 33324 (Located at the corner of Broward Boulevard and University Drive – Phone: 954-357-6666,) – Email: DERPlans@broward.org FBC-BCAP 105.2.3 (Not provided = 05/28/2021)*

4. *Provide "Environmental Review" certificate, as required by the Broward County Environmental Protection and Growth Management Department, located at 1 North University Drive, Suite A-102, Plantation, FL 33324 (Located at the corner of Broward Boulevard and University Drive– Phone: 954-357-6666,) – Email: DERPlans@broward.org FBC-BCAP 105.2.3 (Not provided = 05/28/2021)*

1. *Provide an executed contract signed by the owner and the contractor, showing the complete scope of work valuation FBC-BCAP 109.3 (Not provided = 05/28/2021Missing A/C addition)*

1.

2.

3. *Be aware that after the Third review Cycle, a charge of four (4) times the standard review charge will be imposed as per the FS 553.80(2)(b).*

1.

92983	6/10/2021	Miguel A Nunez	Miguel A Nunez	Denied

B-92914 (Interior Demo + Added A/C at whole space)

First Review – 03/09/2021
Second Review - 03/26/2021
Third Review - 05/28/2021
Fourth Review - 06/10/2021

1. *Provide a response sheet, indicating the page where the comment(s) was addressed/responded; also highlight/Cloud with delta the change, and for comments that does not apply, please provide the code reference you are contesting. FBC-BCAP 107.2.1*
2.
3.
4.
5. *Provide an executed contract signed by the owner and the contractor, showing the complete scope of work valuation FBC-BCAP 109.3 (Not provided = 05/28/2021Missing A/C addition) (06/10/2021 = Not Provided).*

1.
2.
3. *Be aware that after the Third review Cycle, a charge of four (4) times the standard review charge will be imposed as per the FS 553.80(2)(b).*
4. *(06/10/2021) = Provided NOA for the A/C stands are not in compliance with the current FBC-7th Edition (2020); therefore, please provide the correct or revised one. FBC-BCAP 101.2 and 107.2.1.*

93529	6/29/2021	Miguel A Nunez	Miguel A Nunez	Denied

B-92914 (Interior Demo + Added A/C at whole space)

First Review – 03/09/2021
Second Review - 03/26/2021
Third Review - 05/28/2021
Fourth Review - 06/10/2021
Fifth Review = 06/29/2021

1. *Provide a response sheet, indicating the page where the comment(s) was addressed/responded; also highlight/Cloud with delta the change, and for comments that does not apply, please provide the code reference you are contesting. FBC-BCAP 107.2.1*
2.
3.
4.
5.
6.
7.
8. *Be aware that after the Third review Cycle, a charge of four (4) times the standard review charge will be imposed as per the FS 553.80(2)(b).*
9. *(06/10/2021) = Provided NOA for the A/C stands are not in compliance with the current FBC-7th Edition (2020); therefore, please provide the correct or revised one. FBC-BCAP 101.2 and 107.2.1. (06/29/2021 = Not Provided)*

93996	7/15/2021	Miguel A Nunez	Miguel A Nunez	Denied

B-92914 (Interior Demo + Added A/C at whole space)

First Review – 03/09/2021
Second Review - 03/26/2021
Third Review - 05/28/2021
Fourth Review - 06/10/2021
Fifth Review = 06/29/2021
Sixth Review - 07/15/2021

1. *Provide a response sheet, indicating the page where the comment(s) was addressed/responded; also highlight/Cloud with delta the change, and for comments that does not apply, please provide the code reference you are contesting. FBC-BCAP 107.2.1*
2.
3.
4.
5.
6.
7.
8. *Be aware that after the Third review Cycle, a charge of four (4) times the standard review charge will be imposed as per the FS 553.80(2)(b).*
9. *(06/10/2021) = Provided NOA for the A/C stands are not in compliance with the current FBC-7th Edition (2020); therefore, please provide the correct or revised one. FBC-BCAP 101.2 and 107.2.1. (06/29/2021 = Not Provided) (07/15/2021 = Provided NOA; is not valid for the FBC (2020) 7th edition; therefore, provide the corrected one; this is regardless of their validity in the process, as this application was submitted within the 2020 code).*

Fire

90741	3/11/2021	Craig Braun	Craig Braun	Denied

*1st Review of Process #92914 for the demolition of interior offices & mezzanine (2nd floor) of an existing tenant space located at 2400 SW 30 Ave **Suite C**, PP, plan reviewed on 3-11-21 by PR-FPO C. Braun is denied: Additional correction (s) are needed to be addressed as stated below:*

*Note: **Provide a letter format response for all re-submittals**. Plans not provided with a letter format response will be returned without examination and charged an additional plan review fee. All comments must be addressed on the plan(s). If any portion or comment below does not apply, a note must be provided on the plan stating that it is not applicable. Provide new sheets to those addressed comments "VOID" the prior submitted sheets. Original voided sheets are to remain with the plans upon re-submittal.*

Cloud all changes and do not remove any voided sheets from the plan correction re-submittal.

- *1. The submittal plan set is incomplete for scope of work proposed and to ensure preliminary plans for the demolition alteration to the tenant space "Suite C." has met the requirements of the code as per **NFPA 1: 1.7.1.12** (1.7.12.1-1.7.12.10) Plans and specifications.*

- *2. Please correct the physical address of project. The address is 2400 SW 30 Ave.* ***Suite C, Pembroke Park****, FL* ***33309.***

- *3. Shall provide an approved life safety plan identifying existing conditions and proposed changed conditions as per the occupancy classification of the tenant "Suite C" for proposed demo alterations of interior offices/"mezzanine" or floor 2 etc. The life safety plan requested shall be required to be prepared by a registered design professional as per the requirement of NFPA* ***1: 1.14.6.***

- *4. Please provide an approved life safety plan design drawing, which shall demonstrate the minimal additional code required information for the demolition scope of work indicated in order to ensure that the proposed construction demolition drawings provided by A-01 for floor one and floor two (which appears to demonstrate, "being removed entirely") is compliant with the Florida Fire Prevention Code (7th ED.). The submittal 1st cycle review process, for the scope of work provided in the plan set is insufficient to ensure the compliance with the code & standards. The requested life safety plan submittal will provide additional detailed information in the determination of code compliancy for the proposed tenant space alteration of "Suite C".*

1. *Provide a plan note demonstrating the effective governing codes as follows: Florida Fire Prevention Code (FFPC 7th ED.) Based on NFPA 1 Fire Code & NFPA 101: Life Safety Code: (2018 ED.), and the Broward County Amendments to the Florida Fire Prevention Code (7th ED).*

2. *The life safety plan page shall be a scaled plan using either ¼ in. or 1/8 in.*

3. *Identify the approved occupancy classification & use of the tenant space in accordance with NFPA 101: CH: 6.*

4. *Provide an occupancy load for the tenant space per NFPA 101: occupant load factor table 7.3.1.2 for the occupancy classification for its use.*

5. *Identify the adjacent fire resistive tenant wall separation (as applicable) and the adjacent tenant occupancy classification of use.*

6. *Identify the hazard contents of the tenant space in accordance with NFPA 101: 6.2.2 as either low, ordinary, or high.*

7. ***Provide a plan note indicating whether or not an existing fire alarm system or an existing automatic fire sprinkler system protects the building and tenant space "Suite C".*** *NOTE: If the building or tenant space is protected by a fire protection system then the demolition plan set submittal shall provide shop drawings of the applicable system (s) and demonstrate any modifications being done to these fire protection system (s). Per NFPA 1: CH: 16 - 16.4.3.2. And in accordance with NFPA 13 (2016 ED.) & NFPA 72 (2016 ED.) For any changes or modifications to the existing system (s).*

8. *Demonstrate on life safety plan and specifically call-out the linear travel distances for total travel distances to all exits, this shall include common travel distances (if applicable)*

9. *Demonstrate locations of ALL emergency safety light (s) and illuminated exit signs, label as existing or new (if applicable). Note: all shall be battery-backup type.*

10. *Demonstrate locations of all multi-purpose certified and tagged portable fire extinguishers.*

Per NFPA 1 (2018 ED.) Chapter 1: 1.14.4 and 1.14.5: review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. If any requirement is overlooked in the plan review process and discovered during the field inspection it shall be corrected to meet the FFPC (6th ED.) requirements.

********Should the professionally designer or licensed contractor have any further questions or clarification on the above comments, please do not hesitate to contact me at 954-707-1529 or by e-mail at craig_braun@sheriff.org.*********

91151	3/29/2021	Orlando Hurtado	Orlando Hurtado	Denied

2nd Review of Process #92914 for the demolition of interior offices & mezzanine (2nd floor) of an existing tenant space located at 2400 SW 30 Ave ***Suite C****, PP, plan reviewed on 3-29-21 by PR-FSI O. Hurtado is denied: Additional correction (s) are needed to be addressed as stated below:*

Note: ***Provide a letter format response for all re-submittals****. Plans not provided with a letter format response will be returned without examination and charged an additional plan review fee. All comments must be addressed on the plan(s). If any portion or comment below does not apply, a note must be provided on the plan stating that it is not applicable. Provide new sheets to those addressed comments "VOID" the prior submitted sheets. Original voided sheets are to remain with the plans upon re-submittal.*

Cloud all changes and do not remove any voided sheets from the plan correction re-submittal.

1. Identify the approved occupancy classification & use of the tenant space in accordance with NFPA 101: CH:6 (Page F1: States Mercantile and Storage)

2. Identify the hazard contents of the tenant space in accordance with NFPA 101 6.2.2 as either low, ordinary or high. (Add to F1 Page)

3. Provide a plan note indicating whether or not an existing fire alarm system or an existing automatic fire sprinkler system protects the building and tenant space "Suite C". note: If the building or tenant space is protected by a fire protection system then the demolition plan set submittal shall provide shop drawings of the applicable system (s) and demonstrate any modifications being done to these protection systems- Per NFPA 1: CH: 16 - 16.4.3.2. And in accordance with NFPA 13 (2016 ED.) & NFPA 72 (2016 ED.) For any changes or modifications to the existing system (s). (As per our discussion over the phone- provide as built drawings for fire sprinkler system and add note if existing fire alarm system is for monitoring purposes.)

Per NFPA 1 (2018 ED.) Chapter 1: 1.14.4 and 1.14.5: review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. If any requirement is overlooked in the plan review process and discovered during the field inspection it shall be corrected to meet the FFPC (6th ED.) requirements.

********Should the professionally designer or licensed contractor have any further questions or clarification on the above comments, please do not hesitate to contact me at 305-336-9026 or by e-mail at Orlando_hurtado@sheriff.org.*********

92788	6/2/2021	Orlando Hurtado	Orlando Hurtado	Denied

3rd Review of Process #92914 for the demolition of interior offices & mezzanine (2nd floor) of an existing tenant space located at 2400 SW 30 Ave ***Suite C****, PP, plan reviewed on 0666---02-2021 by PR-FPE Orlando Hurtado is Denied: Additional correction (s) are needed to be addressed as stated below:*

Note: ***Provide a letter format response for all re-submittals****. Plans not provided with a letter format response will be returned without examination and charged an additional plan review fee. All comments must be addressed on the plan(s). If any portion or comment below does not apply, a note must be provided on the plan stating that it is not applicable. Provide new sheets to those addressed comments "VOID" the prior submitted sheets. Original voided sheets are to remain with the plans upon re-submittal.*

Cloud all changes and do not remove any voided sheets from the plan correction re-submittal.

1. *The plans indicates existing fire sprinkler system for property. Must provide shop drawings and provide all necessary details in accordance to NFPA 13 23.1.3. These plans must be submitted by a licensed sprinkler contractor. Delta 2 on FS1, indicates that- "after the demo the fire sprinkler is not to be modified and to remain intact". Therefore, shop drawings of fire sprinkler coverage for mezzanine and 1st floor as it correlates to the project must be submitted.*
2. *Plans indicate there will be "Storage of Low & Ordinary Hazards (Electronic Cigarettes)". The existing fire sprinkler system must be able to accommodate that commodity in accordance to NFPA 13*
3. *Indicate as to how the fire sprinkler system is monitored for integrity. Locally or by a fire alarm system. As per NFPA 72*
4. *Note: These plans are for a Demolition. Any type of racking systems are not included in this plan submittal. If there is plans for future installation. A separate permit is required.*

Per NFPA 1 (2018 ED.) Chapter 1: 1.14.4 and 1.14.5: review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. If any requirement is overlooked in the plan review process and discovered during the field inspection it shall be corrected to meet the FFPC (6th ED.) requirements.

********Should the professionally designer or licensed contractor have any further questions or clarification on the above comments, please do not hesitate to contact me at 954-707-1529 or by e-mail at Orlando_hurtado@sheriff.org.*********

93109	6/15/2021	Orlando Hurtado	Orlando Hurtado	Denied

*4th Review of Process #92914 for the demolition of interior offices & mezzanine (2nd floor) of an existing tenant space located at 2400 SW 30 Ave **Suite C**, PP, plan reviewed on 0666---02-2021 by PR-FPE Orlando Hurtado is Denied: Additional correction (s) are needed to be addressed as stated below:*

*Note: **Provide a letter format response for all re-submittals**. Plans not provided with a letter format response will be returned without examination and charged an additional plan review fee. All comments must be addressed on the plan(s). If any portion or comment below does not apply, a note must be provided on the plan stating that it is not applicable. Provide new sheets to those addressed comments "VOID" the prior submitted sheets. Original voided sheets are to remain with the plans upon re-submittal.*

Cloud all changes and do not remove any voided sheets from the plan correction re-submittal.

1. *The plans indicates existing fire sprinkler system for property. Must provide shop drawings and provide all necessary details in accordance to NFPA 13 23.1.3. These plans must be submitted by a licensed sprinkler contractor. Delta 2 on FS1, indicates that- "after the demo the fire sprinkler is not to be modified and to remain intact". Therefore, shop drawings for fire sprinkler coverage for the mezzanine and 1st floor as it correlates to the demo project must be submitted in conjunction since they both correspond to each other.*

2. *Plans indicate there will be "Storage of Low & Ordinary Hazards (Electronic Cigarettes)". The existing fire sprinkler system must be able to accommodate that commodity in accordance to NFPA 13. Must be included in the shop drawings.*

Per NFPA 1 (2018 ED.) Chapter 1: 1.14.4 and 1.14.5: review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. If any requirement is overlooked in the plan review process and discovered during the field inspection it shall be corrected to meet the FFPC (6th ED.) requirements.

********Should the professionally designer or licensed contractor have any further questions or clarification on the above comments, please do not hesitate to contact me at 954-707-1529 or by e-mail at Orlando_hurtado@sheriff.org.*********

93172	6/17/2021	Orlando Hurtado	Orlando Hurtado	Denied

*3rd Correction of Process #92914 for the demolition of interior offices & mezzanine (2nd floor) of an existing tenant space located at 2400 SW 30 Ave **Suite C**, PP, plan reviewed on 06/17/21 by PR-FPE Orlando Hurtado is Denied: Additional correction (s) are needed to be addressed as stated below:*

*Note: **Provide a letter format response for all re-submittals**. Plans not provided with a letter format response will be returned without examination and charged an additional plan review fee. All comments must be addressed on the plan(s). If any portion or comment below does not apply, a note must be provided on the plan stating that it is not applicable. Provide new sheets to those addressed comments "VOID" the prior submitted sheets. Original voided sheets are to remain with the plans upon re-submittal.*

Cloud all changes and do not remove any voided sheets from the plan correction re-submittal.

1. *The plans indicates existing fire sprinkler system for property. Must provide shop drawings and provide all necessary details in accordance to NFPA 13 23.1.3. These plans must be submitted by a licensed sprinkler contractor. Delta 2 on FS1, indicates that- "after the demo the fire sprinkler is not to be modified and to remain intact". Therefore, shop drawings for fire sprinkler coverage for the mezzanine and 1st floor as it correlates to the demo project must be submitted in conjunction since they both correspond to each other. Include the entire building for the shop drawing as it is all tied into the same system.*

2. *Plans indicate there will be "Storage of Low & Ordinary Hazards (Electronic Cigarettes)". The existing fire sprinkler system must be able to accommodate that commodity in accordance to NFPA 13. Must be included in the shop drawings. 3rd request*

Per NFPA 1 (2018 ED.) Chapter 1: 1.14.4 and 1.14.5: review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. If any requirement is overlooked in the plan review process and discovered during the field inspection it shall be corrected to meet the FFPC (6th ED.) requirements.

********Should the professionally designer or licensed contractor have any further questions or clarification on the above comments, please do not hesitate to contact me at 954-707-1529 or by e-mail at Orlando_hurtado@sheriff.org.*********

93408	6/24/2021	Orlando Hurtado	Orlando Hurtado	Denied

4th Correction of Process #92914 for the demolition of interior offices & mezzanine (2nd floor) of an existing tenant space located at 2400 SW 30 Ave ***Suite C****, PP, plan reviewed on 06/24/21 by PR-FPE Orlando Hurtado is Denied: Additional correction (s) are needed to be addressed as stated below:*

Note: ***Provide a letter format response for all re-submittals****. Plans not provided with a letter format response will be returned without examination and charged an additional plan review fee. All comments must be addressed on the plan(s). If any portion or comment below does not apply, a note must be provided on the plan stating that it is not applicable. Provide new sheets to those addressed comments "VOID" the prior submitted sheets. Original voided sheets are to remain with the plans upon re-submittal.*

Cloud all changes and do not remove any voided sheets from the plan correction re-submittal.

1. *The plans indicates existing fire sprinkler system for property. Must provide shop drawings and provide all necessary details in accordance to NFPA 13 23.1.3. These plans must be submitted by a licensed sprinkler contractor. Delta 2 on FS1, indicates that- "after the demo the fire sprinkler is not to be modified and to remain intact". Therefore, shop drawings for fire sprinkler coverage for the mezzanine and 1st floor as it correlates to the demo project must be submitted in conjunction since they both correspond to each other. Include the entire building for the shop drawing as it is all tied into the same system.*

2. *Note: These shop drawings and submittal must have its own separate permitting. Process #92914 project is for a demolition. The City of Pembroke Park Building Department has not received any type of permit submittal for fire sprinklers by a licensed sprinkler contractor. For assistance contact of Pembroke Park building department at 954-966-4600 ext 211.*

Per NFPA 1 (2018 ED.) Chapter 1: 1.14.4 and 1.14.5: review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code. If any requirement is overlooked in the plan review process and discovered during the field inspection it shall be corrected to meet the FFPC (6th ED.) requirements.

********Should the professionally designer or licensed contractor have any further questions or clarification on the above comments, please do not hesitate to contact me at 954-707-1529 or by e-mail at Orlando_hurtado@sheriff.org.*********

Electrical

90796	3/15/2021	Don W Jhonson	Don W Jhonson	Denied

Denied; FBC 107.1

1.Provide an Electrical demolition plan. indicate Both Existing to Remain and Existing to Remove, relocate and New if any.
2.Include Service and circuit panel locations.

91250	3/31/2021	Don W Jhonson	Don W Jhonson	Denied

Denied FBC 107.1

1. Emergency lighting to be connected to area lighting circuit.
2. Provide photo-metrics for emergency lite egress pathways.

92836	6/6/2021	Don W Jhonson	Don W Jhonson	Denied

Denied; FBC 197.1
Scope change;
1. Provide detail for new 350-Amp service, Panel, Provide Panel schedule, type, size all service equipment, A/C Equipment wire size disconnect/circuit breaker.
2. Emergency Lighting Battery Pack, connect to lighting circuit from "Area Served".

93039	6/13/2021	Don W Jhonson	Don W Jhonson	Denied

Denied:
!. Emergency lighting in bathrooms connect to bathroom 'local area' lighting circuit per NFPA70.

93685	7/6/2021	Don W Jhonson	Don W Jhonson	Denied

SAME COMMENT NOT ADDRESSED;
Denied:
!. Emergency lighting in bathrooms connect to bathroom 'local area' lighting circuit per NFPA70.

93946	7/14/2021	Don W Jhonson	Don W Jhonson	Approved

Zoning

90821	3/15/2021	Heidi Siegel	Heidi Siegel	Denied

Provide more information on proposed use. Provide method of enclosure for all outside openings.

91121	3/25/2021	Heidi Siegel	Heidi Siegel	Denied

What is the proposed use? May impact parking, etc.

92771	6/1/2021	Heidi Siegel	Heidi Siegel	Approved

Mechanical

90881	3/16/2021	Gonzalo Corcuera	Gonzalo Corcuera	Denied

Demolition of existing Air conditioning system 1. Provide mechanical permit application comply with FBC 105.3.1.4.9 2. Provide notarized letter from ac qualifier Certifying that the system, refrigerant was recover and disposed in an approved manner. FBCM 1102.2.2

91145	3/26/2021	Gonzalo Corcuera	Gonzalo Corcuera	Denied

3/26/2021 Comply with previous comments not address. 3. 3/26/21 ENERGY AND HEAT LOAD CALCULATIONS PROVIDE INFORMACIÓN SHOW S CITY OF SUNNY ISLES. Plans shows 5 tons 16SEER ENERGY AND CALCS SHOWS 4 tons 15 seer FBC 107.3.5 Demolition of existing Air conditioning system 1. Provide mechanical permit application comply with FBC 105.3.1.4.9 2. Provide notarized letter from ac qualifier Certifying that the system, refrigerant was recover and disposed in an approved manner. FBCM 1102.2.2

92775	6/1/2021	Gonzalo Corcuera	Gonzalo Corcuera	Denied

6/1/2021 NEW SCOPE OF WORK EXACT AC REPLACEMENT OF TWO 5 TONS AC SYSTEMS Plan SP-1 1. Provide mechanical permit application comply with FBC 105.3.1.4.9 2. Provide on AC data form show, capacity in tons for existing and new Equipment electrical info, size disconnect etc. Board of Rules & Appeals Policy 19-02 Effective October 1, 2019 Revised November 12, 2019û Subject: "Broward County Uniform Data Form for Residential and Light Commercial Air Conditioning Replacements" 3. Provide tie downs details PROVIDE NOA OR ENGINEERING FOR TIE DOWNS DETAILS OF CONDENSER UNITS IT SHALL COMPLY FBCM 301.5

92778	6/2/2021	Gonzalo Corcuera	Gonzalo Corcuera	Denied

6/1/2021 NEW SCOPE OF WORK EXACT AC REPLACEMENT OF TWO 5 TONS AC SYSTEMS Plan SP-1 1. Provide mechanical permit application comply with FBC 105.3.1.4.9 2. Provide on AC data form show, capacity in tons for existing and new Equipment electrical info, size disconnect etc. Board of Rules & Appeals Policy 19-02 Effective October 1, 2019 Revised November 12, 2019û Subject: "Broward County Uniform Data Form for Residential and Light Commercial Air Conditioning Replacements" 3. Provide tie downs details PROVIDE NOA OR ENGINEERING FOR TIE DOWNS DETAILS OF CONDENSER UNITS IT SHALL COMPLY FBCM 301.5 4. Provide AHRI FBC 107.3.5 D

92987	6/10/2021	Gonzalo Corcuera	Gonzalo Corcuera	Approved

Plumbing

91150	3/29/2021	Juan Gonzalez	Juan Gonzalez	Denied

B-92914 (Interior Demo)

First Review – 03/19/2021

1. *FBC 105.3 Plumbing plan review is NOT approved. Need plumbing permit application to be submitted for the scope of work.*

1. *Scope of work show that the Plumbing will be cap. Provide a plumbing set to show the ext plumbing to be cap and the new Plumbing work to be perform.*

2. ***403.1Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number as shown in Table 403.1, based on the actual use of the building or space.***

3. *Additional comments may follow upon further review of items requested.*

92767	6/1/2021	Juan Gonzalez	Juan Gonzalez	Denied

B-92914 (Interior Demo)

2 ND Review – 06/1/2021 Prior comments not address.

1. *FBC 105.3 Plumbing plan review is NOT approved. Need plumbing permit application to be submitted for the scope of work.*
2. *Scope of work show that the Plumbing will be cap. Provide a plumbing set to show the ext plumbing to be cap and the new Plumbing work to be perform.*
3.

403.1Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number as shown in Table 403.1, based on the actual use of the building or space.

1. *Additional comments may follow upon further review of items requested.*

92967	6/10/2021	Juan Gonzalez	Juan Gonzalez	Approved

B-92914 (Interior Demo)

3 RD Review – 06/10/2021 As per Responce letter June 9 no plumbing work is to be demo.

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

Legal Description

Case Status Open **Case #** 5637 **Date Next Inspection** 7/20/2021

Notes
1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections.
3. Installed new garage door without a permit. Obtain plans, permit and inspections.
4. Sealed and patched walls where equipment existed without a permit. Obtain plans, permit and inspections
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/11/2021		Notice of Violation	Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail
6/28/2021	7/20/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/20/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$1,300.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,400.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$1,400.00**

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$

Total Postage and Fees
$ 6.96

Sent To
2400 SW 30LLC
Joseph Tempelberg
HET #5638, 5637, 5622

Street and Apt. No.
323 Sunny Isles Blvd, STE. #501

City, State, ZIP+4
Sunny Isle Beach, FL 33160

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage
$

Total Postage and Fees
$ 6.96

Sent To
2400 SW 30LLC
HET #5637

Street and Apt. No.
2400 SW 30 AVE, Bay B

City, State, ZIP+4
Pembroke Park, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
2400 SW 30LLC
Joseph Tempelberg
HET #5638, 5637, 5622
323 Sunny Isles Blvd, STE. #501
Sunny Isle Beach, FL 33160

9590 9402 6610 1028 6953 78

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7037

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
7/2/21

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®
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- ☐ Signature Confirmation Restricted Delivery

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

DIVISION OF CORPORATIONS

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

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number	L20000397184
FEI/EIN Number	N/A
Date Filed	12/30/2020
State	FL
Status	ACTIVE

Principal Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
12/30/2020 -- Florida Limited Liability	View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**2400 SW 30 AVENUE, PEMBROKE PARK FL 33009**	ID #	5142 21 01 0109
Property Owner	2400 SW30 LLC	**Millage**	0613
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160	**Use**	48

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$233,080	$2,066,680	$2,299,760	$1,478,460	
2020	$233,080	$1,110,980	$1,344,060	$1,344,060	$29,007.23
2019	$233,080	$1,101,600	$1,334,680	$1,299,850	$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Portability	0	0	0	0
Assessed/SOH	$1,478,460	$2,299,760	$1,478,460	$1,478,460
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	$1,478,460	$2,299,760	$1,478,460	$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	**117087319**
8/12/2015	WD-Q	$1,040,000	**113173864**
3/17/2008	QCD-T	$100	**45229 / 1760**
11/30/2001	DR*	$100	**32519 / 415**
8/28/1992	QC*	$100	**19928 / 941**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

2400 SW 30 LLC CASE NO. 5637

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC
TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2400 SW 30 AVE, BAY B, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 2400 SW 30 LLC AT 2:36 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

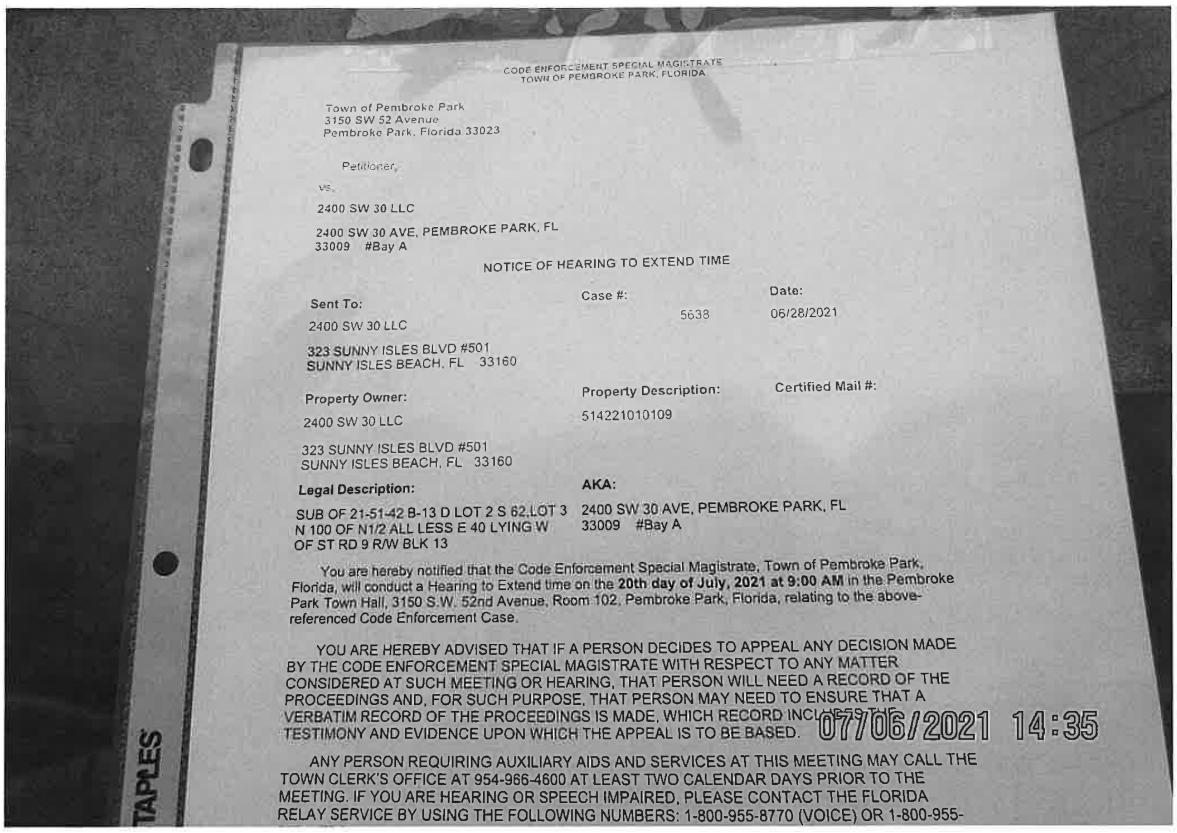
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of 7, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay A

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	5638	06/28/2021

Property Owner:	Property Description:	Certified Mail #:
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	514221010109	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

07/06/2021 14:35

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-

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
2400 SW 30 LLC	5637	06/28/2021
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		

Property Owner:	**Property Description:**	**Certified Mail #:**
2400 SW 30 LLC	514221010109	
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

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Sincerely,

Joseline Ramirez

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

PR

May 28, 2021

From: 2400 SW 30 LLC

2400 SW 30 Ave

Pembroke Park, Fl 33009

Attn.: Paltiel Ratzenberg, Director of Operations

Re: Cases 5637

5622

5533 - NO - DENIED

5638

To: Code Enforcement Special Magistrate

Town of Pembroke Park, Florida

Dear Magistrate,

We are in received of the Final Order on the above referred cases after the Official hearing that took place on May 18th, 2021. First, I would like to apologize for not being present at that hearing, we were celebrating a Jewish holiday called Shavout. As being observants Jews, we would not have been able to attend. However, I personally apologize for not giving previous notice for an extension. Somehow, the mailed notices did not get to me until after the fact. This has been corrected. All future correspondence of this matter will come directly to me.

With that being said, I'd like to inform you that we have addressed these issues for a few months already. We have submitted plans to both Town of Pembroke Park and Broward County Environmental and plan reviews. The process numbers for The Town of Pembroke Park are 93134 for Bay B (2), and 92914 for Bay C (3). We have not submitted anything yet regarding Bay A (1), since plans are still in review at Broward County Environmental and Transportation Department. Once approved, we will make the proper application at the Town Building Department. The process numbers in Broward County are:

Bay C (3) Asbestos Responsibility approved on 3/2/21 app. # 91817

Bay B (2) Asbestos Responsibility approved on 4/14/21 app. # 95465

Bay A (1) Asbestos Responsibility approved on 5/5/21 app. # 97390

Bay B (2) Development & Environmental Review approved 4/15/21 app.# 434364

PR

Bay A (1) Development & Environmental Review IN REVIEW as of 5/5/21 app. # 434765

Bay C (2) Development & Environmental Review CANCELLED (does not apply) app. # 434367

Your Honor, we kindly request an additional 90 days to the 30 days you have stated in order to comply with these violations. We are hoping in getting permit approvals from Building reviewers possibly by next week, after that we only need couple of weeks to make corrections and be within code.

I appreciate in advance your kind attention, and should you need more information, please do not hesitate in contacting me directly. You can also contact our contractor Moises Salama from Housedoctors, Inc. at 786-344-5354. He is more informed regarding the actual work needed to be done to correct the violations and is in constant contact with our architect and engineer as well as City's Building Department.

Thanks,

Paltiel Ratzenberg

Director of Operations

2400 sw 30 LLC.

Fume

Email: Accounting@officialfume.com

PALTIEL RATZENBERG

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 2400 SW30 LLC Respondent(s)	))))))	Case No.: 5637

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2400 SW 30 Avenue, Bay B, Pembroke Park, FL 33009

PROPERTY OWNER: 2400 SW30 LLC, 323 Sunny Isles Blvd #501, Sunny Isles, FL 33160

FOLIO NO.: 514221010109

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a)(b) **WITHIN** 30th **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE. A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Case 5510
Case 5712

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 26 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A

Legal Description

Case Status Open **Case #** 5638 **Date Next Inspection** 7/20/2021

Notes
1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections.
3. Interior renovation started without a permit. Obtain plans, permit and inspections.
4. Sealed and patched walls where door existed without a permit. Obtain plans, permit and inspections
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/11/2021		Notice of Violation	Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail
6/28/2021	7/20/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
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Case Overview

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Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$1,950.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$2,050.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$2,050.00**

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Joseph Tempelberg
HET #5638, 5637, 5622
323 Sunny Isles Blvd, STE. #501
Sunny Isle Beach, FL 33160

PS Form 3800, April 2015 PSN 7530-02-000-9047 See reverse for instructions

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2400 SW 30LLC
HET #5638
2400 SW 30 AVE, Bay A
Pembroke Park, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See reverse for instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

2400 SW 30LLC
Joseph Tempelberg
HET #5638, 5637, 5622
323 Sunny Isles Blvd, STE. #501
Sunny Isle Beach, FL 33160

9590 9402 6610 1028 6953 78

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7037

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
7/2/21

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

(over $500)

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

DIVISION OF CORPORATIONS

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

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number	L20000397184
FEI/EIN Number	N/A
Date Filed	12/30/2020
State	FL
Status	ACTIVE

Principal Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
12/30/2020 -- Florida Limited Liability	View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**2400 SW 30 AVENUE, PEMBROKE PARK FL 33009**	ID #	5142 21 01 0109
Property Owner	2400 SW30 LLC	Millage	0613
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160	Use	48

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$233,080	$2,066,680	$2,299,760	$1,478,460	
2020	$233,080	$1,110,980	$1,344,060	$1,344,060	$29,007.23
2019	$233,080	$1,101,600	$1,334,680	$1,299,850	$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Portability	0	0	0	0
Assessed/SOH	$1,478,460	$2,299,760	$1,478,460	$1,478,460
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	$1,478,460	$2,299,760	$1,478,460	$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	**117087319**
8/12/2015	WD-Q	$1,040,000	**113173864**
3/17/2008	QCD-T	$100	**45229 / 1760**
11/30/2001	DR*	$100	**32519 / 415**
8/28/1992	QC*	$100	**19928 / 941**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

2400 SW 30 LLC CASE NO. 5638

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC
TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2400 SW 30 AVE, BAY A, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 2400 SW 30 LLC AT 2:36 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

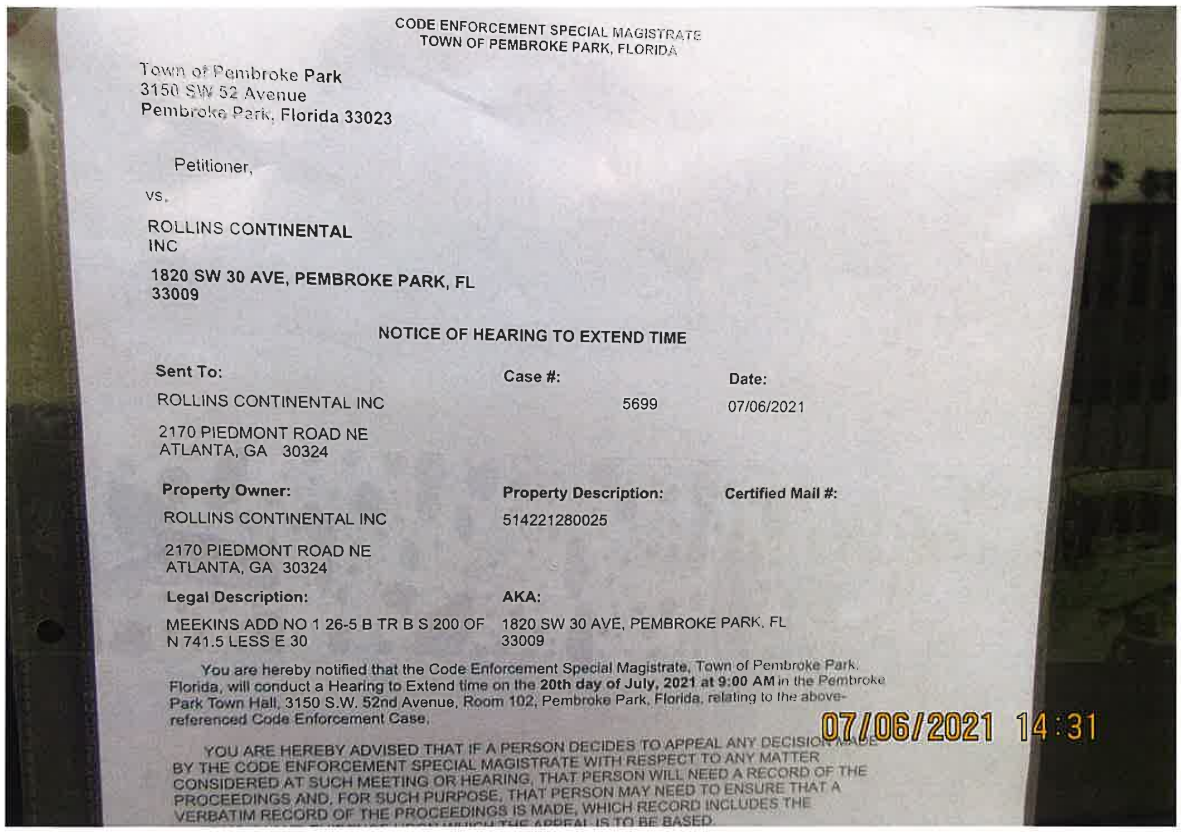
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of 7, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ROLLINS CONTINENTAL
INC

1820 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	5699	07/06/2021

Property Owner:	Property Description:	Certified Mail #:
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	514221280025	

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

07/06/2021 14:31

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	5638	06/28/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	514221010109	

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

PR

May 28, 2021

From: 2400 SW 30 LLC

2400 SW 30 Ave

Pembroke Park, Fl 33009

Attn.: Paltiel Ratzenberg, Director of Operations

Re: Cases 5637

5622

5533 - NO - DENIED

5638

To: Code Enforcement Special Magistrate

Town of Pembroke Park, Florida

Dear Magistrate,

We are in received of the Final Order on the above referred cases after the Official hearing that took place on May 18th, 2021. First, I would like to apologize for not being present at that hearing, we were celebrating a Jewish holiday called Shavout. As being observants Jews, we would not have been able to attend. However, I personally apologize for not giving previous notice for an extension. Somehow, the mailed notices did not get to me until after the fact. This has been corrected. All future correspondence of this matter will come directly to me.

With that being said, I'd like to inform you that we have addressed these issues for a few months already. We have submitted plans to both Town of Pembroke Park and Broward County Environmental and plan reviews. The process numbers for The Town of Pembroke Park are 93134 for Bay B (2), and 92914 for Bay C (3). We have not submitted anything yet regarding Bay A (1), since plans are still in review at Broward County Environmental and Transportation Department. Once approved, we will make the proper application at the Town Building Department. The process numbers in Broward County are:

Bay C (3) Asbestos Responsibility approved on 3/2/21 app. # 91817

Bay B (2) Asbestos Responsibility approved on 4/14/21 app. # 95465

Bay A (1) Asbestos Responsibility approved on 5/5/21 app. # 97390

Bay B (2) Development & Environmental Review approved 4/15/21 app.# 434364

PR

Bay A (1) Development & Environmental Review IN REVIEW as of 5/5/21 app. # 434765

Bay C (2) Development & Environmental Review CANCELLED (does not apply) app. # 434367

Your Honor, we kindly request an additional 90 days to the 30 days you have stated in order to comply with these violations. We are hoping in getting permit approvals from Building reviewers possibly by next week, after that we only need couple of weeks to make corrections and be within code.

I appreciate in advance your kind attention, and should you need more information, please do not hesitate in contacting me directly. You can also contact our contractor Moises Salama from Housedoctors, Inc. at 786-344-5354. He is more informed regarding the actual work needed to be done to correct the violations and is in constant contact with our architect and engineer as well as City's Building Department.

Thanks,

Paltiel Ratzenberg

Director of Operations

2400 sw 30 LLC.

Fume

Email: Accounting@officialfume.com

PALTIEL RATZENBERG

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 2400 SW30 LLC Respondent(s)	))))))	Case No.: 5638

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2400 SW 30 Avenue, Bay A, Pembroke Park, FL 33009

PROPERTY OWNER: 2400 SW30 LLC, 323 Sunny Isles Blvd #501, Sunny Isles, FL 33160

FOLIO NO.: 514221010109

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a)(b) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 150.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Case 5638
Case 5637
Case 5622
Case 5533

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 26 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7019 2280 0002 0486 1365

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

Postage
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Total Postage
$
Sent To
Street and Apt
City, State, Zi

WEST HOLLYWOOD HILLS
MAY 26 2021
HOLLYWOOD FL 33023
Postmark Here

2400 SW30 LLC/Current Tenant
F.O. #5637
2400 SW 30 Ave, Bay B
Pembroke Park, FL 33009

PS Form 380

7019 2280 0002 0486 1310

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

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

WEST HOLLYWOOD HILLS
MAY 26 2021
Postmark Here

TEMPELBERG, JOSEPH/2400 SW30 LLC
F.O. #5533, #5622, #5637, #5638
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

PS Form 3800,

Case Overview

Property/Incident Information

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

Legal Description

Case Status Open **Case #** 4400

Notes Outside storage of scrap metal materials across the street of property onto the Town's ROW/Parking swale. Property owner must remove all material from swale areas

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/9/2019		Notice of Violation	Hand/Regular Mail
5/23/2019	6/27/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
7/1/2019	6/27/2019	Final Order	Certified Mail
7/7/2019		Affidavit of Non-Compliance	Certified Mail
6/24/2021	7/20/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
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)	7/7/2019

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	7/7/2019	$0.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$100.00**

Payments

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

7021 0350 0001 0297 7501

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage an
$ 7.36

Sent To
Gerald Anderson

Street and Apt. N
HCF #4400, #5297, #5523
1708 SW 31 Avenue

City, State, ZIP+4
Pembroke Park, FL 33009

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

Postmark Here

PS Form 3800,

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Gerald Anderson
HCF #4400, #5297, #5523
1708 SW 31 Avenue
Pembroke Park, FL 33009

9590 9402 6610 1028 6968 01

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 7501

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

ail
ail Restricted Delivery
(over $500)

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

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

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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$120,830	$40,130	$160,960	$160,960	
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44
2019	$103,570	$40,470	$144,040	$136,290	$3,027.98

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$160,960	$160,960	$160,960	$160,960
Portability	0	0	0	0
Assessed/SOH	$160,960	$160,960	$160,960	$160,960
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	$160,960	$160,960	$160,960	$160,960

Sales History

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

Land Calculations

Price	Factor	Type
$10.50	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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GERALD ANDERSON CASE NO. 4400
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GERALD ANDERSON
TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GERALD ANDERSON AT 2:26 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

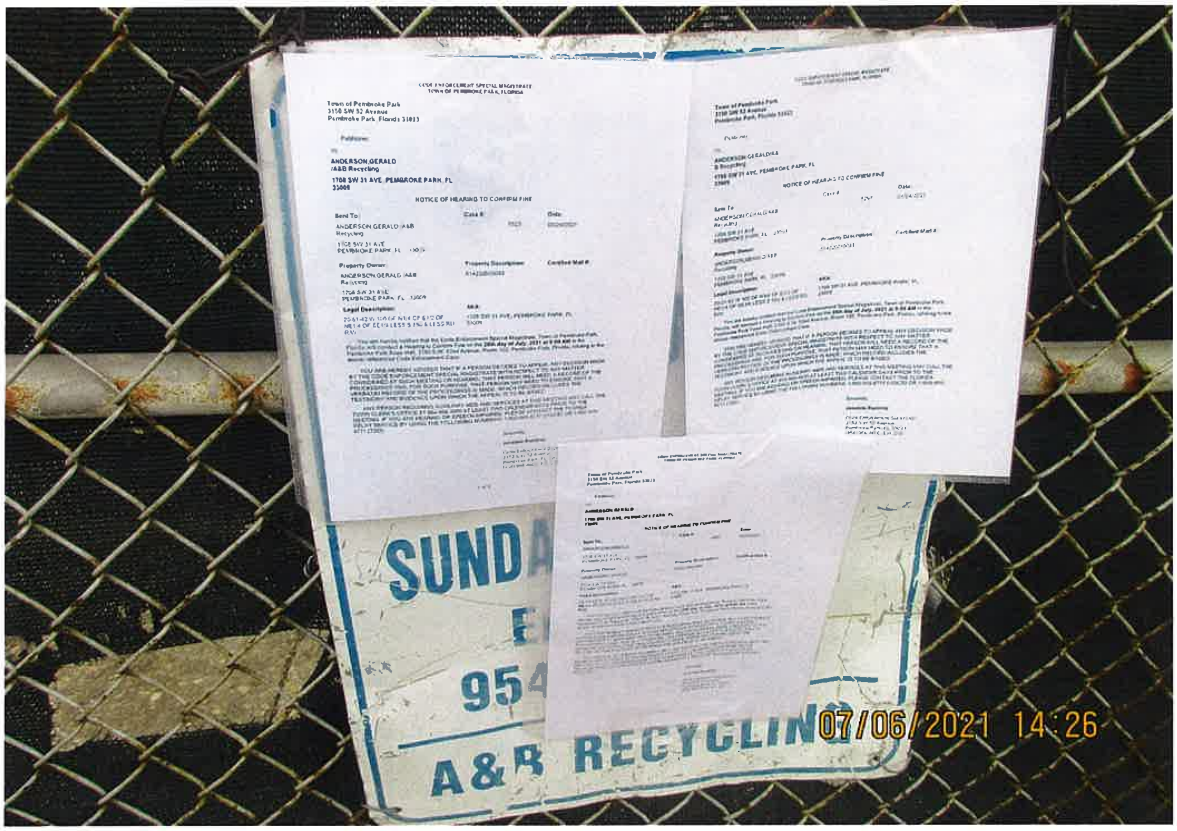
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of 7, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ANDERSON,GERALD 1708 SW 31 AVE PEMBROKE PARK, FL 33009	4400	06/24/2021

Property Owner:	Property Description:	Certified Mail #:
ANDERSON,GERALD 1708 SW 31 AVE PEMBROKE PARK, 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 650 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING SHOULD 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).

07/06/2021 14:26

Sincerely,

Jossline Ramirez

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD 1708 SW 31 AVE PEMBROKE PARK, FL 33009	4400	06/24/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD 1708 SW 31 AVE PEMBROKE PARK, 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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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Sincerely,

Joseline Ramirez

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

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 #:
4400

On 10/11/2019 I JEFFREY LOUIS 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. 12-48. - 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: 10/11/2019

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 10/11/2019

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # FF 998669
My Comm. Expires Jun 2, 2020

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, Vs. GERALD ANDERSON Respondent(s)	)))))))	Case No.: 4400 **FINAL ORDER**

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

PROPERTY OWNER: GERALD ANDERSON – 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

The Code Enforcement Board heard testimony at the Formal Hearing held the 27th day of June 2019 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-48

It is the Order of this Board that, based on the foregoing, the respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-48, **WITHIN TEN (10) DAYS FROM THE DATE OF THIS FORMAL HEARING** held this 27th day of June 2019. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay TWO HUNDRED FIFTY DOLLARS ($250.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINE ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) MUST BE PAID IMMEDIATELY.**

Done and ordered this 27th day of June 2019.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:

NATASHA JOSEPH, BOARD CLERK
CODE ENFORCEMENT BOARD

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKESHORE MOBILE HOME PARK LLC	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Riverstone Communities LLC-147 Janis Blvd

Legal Description

Case Status Open **Case #** 4634 **Date Next Inspection** 7/20/2021

Notes Multiple Mobile Home alterations done without permits (windows, doors & vinyl sidings). Property owner must obtain permits from the Building Dept. STOP WORK ORDER.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/4/2019		Notice of Violation	Hand/Regular Mail
1/2/2020	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/27/2020	1/23/2020	Final Order	Certified Mail Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Extension of Time Cancelled	Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Extension of Time Cancelled	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail
3/22/2021		Affidavit of Non-Compliance	Certified Mail
5/4/2021	4/13/2021	Amended Final Order Vacated on 5/18/2021	Certified Mail
5/18/2021		Notice of Continuance	Certified Mail
6/28/2021	7/20/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$24,700.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$24,800.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$24,800.00

7021 0350 0001 0297 7006

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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 6.96
Sent To
Street and Apt. No.
City, State, ZIP+4

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

Lakeshore Mobile Home Park
Riverstone Communities, LLC
HCF #4634
147 Janis Blvd
Pembroke Park, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6986

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Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 6.96
Sent To
Street and Apt. No.
City, State, ZIP+4

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

Lakeshore Mobile Home Park LLC
HCF #4634
2701 S Park Road
Pembroke Park, FL 33009

PS Form 3800

7021 0350 0001 0297 6993

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 6.96
Sent To
Street and Apt. No.
City, State, ZIP+4

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

Lakeshore Mobile Home Park
Riverstone Communities, LLC
HCF #4634
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

Lakeshore Mobile Home Park
Riverstone Communities, LLC
HCF #4634
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

9590 9402 6610 1028 6971 29

7021 0350 0001 0297 6993

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Covid 19 ☐ Agent ☐ Addressee

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

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
(over $500)

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

SENDER: COMPLETE THIS SECTION

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

Lakeshore Mobile Home Park LLC
HCF #4634
2701 S Park Road
Pembroke Park, FL 33009

9590 9402 6610 1028 6971 36

2. Article Number (Transfer from service label)
7021 0350 0001 0297 6986

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Manny Granizo
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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

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

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

Property Assessment Values

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

2021* Exemptions and Taxable Values by Taxing Authority

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

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
5011 SOUTH STATE ROAD 7, STE. 106
DAVIE, FL 33314

Name Changed: 08/19/2014

Address Changed: 08/19/2014

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2019	03/21/2019
2020	01/23/2020
2021	01/11/2021

Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
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03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKESHORE MOBILE HOME PARK LLC CASE NO. 4634
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LAKESHORE MOBILE HOME PARK LLC
TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 147 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC AT 1:44 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

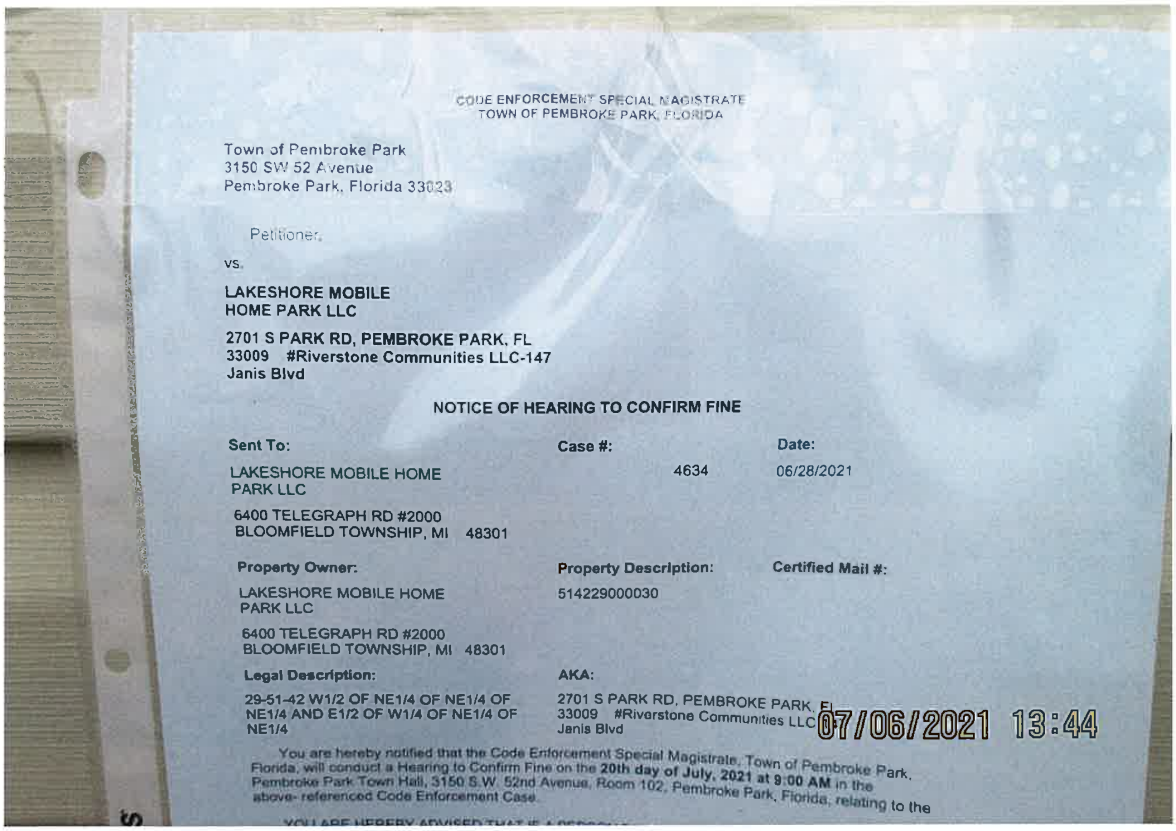
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 13 day of 7, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LAKESHORE MOBILE HOME PARK LLC

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Riverstone Communities LLC-147 Janis Blvd

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	4634	06/28/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	514229000030	

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Riverstone Communities LLC-147 Janis Blvd

07/06/2021 13:44

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LAKESHORE MOBILE
HOME PARK LLC

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Riverstone Communities LLC-147
Janis Blvd

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	4634	06/28/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
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Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Riverstone Communities LLC-147 Janis Blvd

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. LAKESHORE MOBILE HOME PARK LLC Respondent(s)	))))))	Case No.: 4634

VACATION OF AMENDED FINAL ORDER AND ISSUANCE OF CONTINUANCE ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent 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: 147 JANIS BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK LLC, 2701 S PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

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

The Special Magistrate finds that the Amended Final Order attached hereto as Exhibit A was entered in error and is hereby vacated and replaced with this Order of Continuance, as more fully set forth below.

ORDER

THEREFORE, it is the Order of the Special Magistrate that the fine confirmation hearing in regard to Case No. 4634 shall be continued and shall take place on June 16, 2021.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas Special Magistrate

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

Certificate of Service

I the undersigned, 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 4 day of June, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

EXHIBIT A

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA. Petitioner, vs. LAKESHORE MOBILE HOME PARK LLC Respondent(s)	Case No.: 4634

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 147 JANIS BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK LLC, 2701 S PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

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

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13 day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

WITNESS my hand and official in the County and State aforesaid this date:

APRIL 27th, 2021.

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

Notary Public, state of Florida

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

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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4634

Petitioner,

vs.

LAKESHORE MOBILE HOME PARK LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #Riverstone Communities LLC-147 Janis Blvd

FOLIO: 514229000030

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

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, January 23, 2020, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
BUILDING AND BUILDING REGULATIONS...	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner....	2/22/2020		$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 Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

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

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

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

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

DONE AND ORDERED this January 23, 2020

ATTEST:

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

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

Town of Pembroke Park

INVOICE

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

DATE: July 15, 2021
INVOICE # 277
FOR:

Case # 4634
Lakeshore MHP LLC/Riverstone Communities llc
147 Janis Blvd
Pembroke Park, FL 33009

Lakeshore Mobile Home Park
2701 S Park Road

Bill To:
Lakeshore MHP LLC/Riverstone Communities llc
147 Janis Blvd
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Code Board Hearing/Final Order on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
514	Day(s) of Per Diem from (02/22/20-07/20/21)	$ 50.00	$ 25,700.00
84	**Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)**	$ (50.00)	$ (4,200.00)
		Balance	$ 21,600.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	Case No. 4949
CONDADO REAL CONDOMINIUM ASSOCIATION, INC.	)	
Respondent	)	DATE: June 28, 2021

NOTICE OF HEARING TO CONFIRM AND ABATE FINE

TO: CONDADO REAL CONDOMINIUM
ASSOCIATION, INC.
5100 SW 41 STREET
PEMBROKE PARK, FL 33023

CONDADO REAL CONDOMINIUM
ASSOCIATION, INC.
14651 BISCAYNE BLVD #345
NORTH MIAMI BEACH, FL 33181

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm and Abate Fine on the 20th DAY OF JULY, 2021 at 9:00 A.M. in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIALMAGISTRATE 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 CODE ENFORCEMNT SUPERVISOR OFFICE AT 954-966-4600 AT LEAST FIVE 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).

/s/ Joseline Ramirez

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

7021 0350 0001 0297 7020

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☐ Certified Mail Restricted Delivery $
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Postage
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$ 6.96
Sent To
Street and Ap
City, State, Z

JUN 30 2021 Postmark Here
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

Stevens & Goldwyn P.A.
HCF/HAF #4949
2 S University Drive, Suite #329
Plantation, FL 33324

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7013

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☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$ 6.96
Sent To
Street and Apt. N
City, State, ZIP

JUN 30 2021 Postmark Here
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

CONDADO REAL CONDOMINIUM
ASSOCIATION, INC.
HCF/HAF #4949
14651 BISCAYNE BLVD #345
NORTH MIAMI BEACH, FL 33181

PS Form 3800,

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Stevens & Goldwyn P.A.
HCF/HAF #4949
2 S University Drive, Suite #329
Plantation, FL 33324

9590 9402 6610 1028 6970 99

2. Article Number (Transfer from service label)

7021 0350 0001 0297 7020

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

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

Detail by Entity Name

Florida Not For Profit Corporation
CONDADO REAL CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N02000001168
FEI/EIN Number	60-0001049
Date Filed	02/15/2002
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	04/30/2009
Event Effective Date	NONE

Principal Address

5100 SW 41ST STREET
PEMBROKE PARK, FL 33166

Changed: 04/30/2009

Mailing Address

14651 BISCAYNE BLVD #345
NORTH MIAMI BEACH, FL 33181

Changed: 12/03/2020

Registered Agent Name & Address

STEVENS & GOLDWYN, P.A.
2 S UNIVERSITY DRIVE
SUITE #329
PLANTATION, FL 33324

Name Changed: 03/24/2011

Address Changed: 04/22/2014

Officer/Director Detail

Name & Address

Title VP, Director

POLIAKOVA, ANNA

14651 Biscayne Bl
345
North Miami Beach, FL 33181

Title PD

ZEVEL, VAL
14651 Biscayne Bl
345
North Miami Beach, FL 33181

Title SD

NESTSCHERET, NIKITA
14651 Biscayne Bl
345
North Miami Beach, FL 33181

Title LCAM

Valmana, Jose
14651 Biscayne Bl
345
North Miami Beach, FL 33181

Annual Reports

Report Year	Filed Date
2019	04/23/2019
2020	06/11/2020
2021	02/25/2021

Document Images

02/25/2021 -- ANNUAL REPORT	View image in PDF format
06/11/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
05/03/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/08/2013 -- ANNUAL REPORT	View image in PDF format
04/05/2012 -- ANNUAL REPORT	View image in PDF format
03/24/2011 -- ANNUAL REPORT	View image in PDF format
04/27/2010 -- ANNUAL REPORT	View image in PDF format
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04/30/2009 -- REINSTATEMENT	View image in PDF format
05/02/2007 -- ANNUAL REPORT	View image in PDF format
10/06/2006 -- Amendment	View image in PDF format
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04/19/2004 -- ANNUAL REPORT	View image in PDF format
02/26/2003 -- ANNUAL REPORT	View image in PDF format
02/15/2002 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

CONDADO REAL
CONDOMINIUM

June 15 2021

RE: Case 4949

Dear Special Magistrate

On behalf of the board of directors I hereby request an abatement of fine for the following reasons

Property has been mismanaged for many years and the issue originated prior to my tenure. When I took control in mid December 2020 prior manager had not paid the Waste Management bill for three months. My first task was to pay most debt to WM, schedule bulk pick up and increase regular service from three times a week to four. I also established creature control service monthly. Trash issues had been contained by early January 2021. Proof of it is that Trash Nuisance complaints issued after this case (cases 4951, 4953, 4954A & 4965A), have already been closed and formally complied, abatement granted in a hearing that took place in April 2021. I only paid the court cost of $100 per case. The judge is on record congratulating me.

I apologize for bragging, by I need to use all I can to gain your clemency as the condo is operating on a shoestring budget averaging $25,000 gross income a month, with expenses surpassing that, and several accumulated large bills. For example, we owe about $70,000 to the water and sewer company.

We need to pass a special assessment to cope with this, but it has been hard to get CPAs (and any vendors in general) to cooperate, as we cannot afford them in full. I am now down to Fiverr, dealing with CPAs from the Philippines. I hope the budget could be drafted this month and the special assessment passed within the required time after that.

One step forward I was able to do just this month is to hire a cleaner/ informal "security"/customer service employee that is a resident of the building. This will make a huge difference as it is affordable and will deter violators of the condo rules and regulations, the main cause of issues.

If you grant us an abatement similar to what was granted in the cases above, I truly believe it will be for the better of Pembroke Park, as I could use those funds to deal with the other violations I inherited and that need to be cured, things that require opening and closing permits, paying contractors, etc.

I look forward to your clemency

Jose Valmana
LCAM
305-244-1367

305-909-6951 aborahomes@gmail.com
aborahomes.managebuilding.com mailing address 14651 Biscayne Bl #345 N Miami Beach FL 33181

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, Vs. CONDADO REAL CONDOMINIUM ASSOCIATION, INC. Respondent(s)	)	Case No.: 4949 **FINAL ORDER**

STREET ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023

PROPERTY OWNER: CONDADO REAL CONDOMINUM ASSOCIATION. INC. – 1971 W. MCNAB ROAD SUITE 2, POMPANO BEACH, FL 33069

LEGAL DESCRIPTION: Lots 20A and 20C, HOLLYWOOD RIDGE FARMS, according to the plat thereof, recorded in Miscellaneous Plat Book 2, Page 16, Public Records of BROWARD COUNTY, Florida, more particularly described as:

The South ½ of the South ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 30, Township 51 South, Range 42 East;
Less the West 15 feet and the South 15 feet for right of way.

The Code Enforcement Board heard testimony at the Formal Hearing held the 27th day of February 2020 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 11-32; 11-34; 11-46(c); 12-41; 12-46

It is the Order of this Board that, based on the foregoing, the respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 11-32; 11-33; 11-46(c); 12-41; 12-46, **WITHIN SIXTY (15) DAYS FROM THE DATE OF THIS FORMAL HEARING** held this 27th day of February 2020. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINES ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) MUST BE PAID IMMEDIATELY.**

Done and ordered this 27th day of February 2020.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:

MARLEN D. MARTELL, CLERK CODE BOARD

IN ALL EVENTS

There shall be a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, February 27, 2020** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case will be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to $500.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

Should you fail to appear at the scheduled hearing to contest the violation(s), you will be deemed to have waived your right to contest the violation(s) and in such event, a judgment and/or lien may be entered against you and/or your real property for an amount up to the maximum penalty as provided by law.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the scheduled hearing. You may appeal a ruling or order of the Board to the Circuit Court of the Seventeenth Judicial Circuit. An appeal of the Final Order shall be filed within thirty (30) days of the execution of the Order to be appealed.

You are further advised that if you decide to appeal any decision made by the Board with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you 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.

REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 215

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215

JEFFREY LOUIS, CODE ENFORCEMENT OFFICER

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT (954)966-4600 EXT. 1235 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

INVOICE

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

DATE: July 14, 2021
INVOICE # 261
FOR:

Case # 4949
Condado Real
5100 SW 41 Street
Pembroke Park, FL 33023

Bill To:

Condado Real Condominium Association, Inc.
14651 Biscayne Blvd #345
North Miami Beach, FL 33181

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 11-32;11-34;11-46(c); 12-41; 12-46		
	Code Board Hearing on 2/27/2021		
1	Admin Fee	$ 100.00	$ 100.00
84	**Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)**	$ (50.00)	$ (4,200.00)
340	Day(s) of Per Diem from (3/13/2021 - 2/16/2021)	$ 50.00	$ 17,000.00
		Balance	$12,900.00

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

THANK YOU FOR YOUR BUSINESS!

Town of Pembroke Park

INVOICE

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

DATE: July 14, 2021
INVOICE # 261
FOR:

Case # 4949
Condado Real
5100 SW 41 Street
Pembroke Park, FL 33023

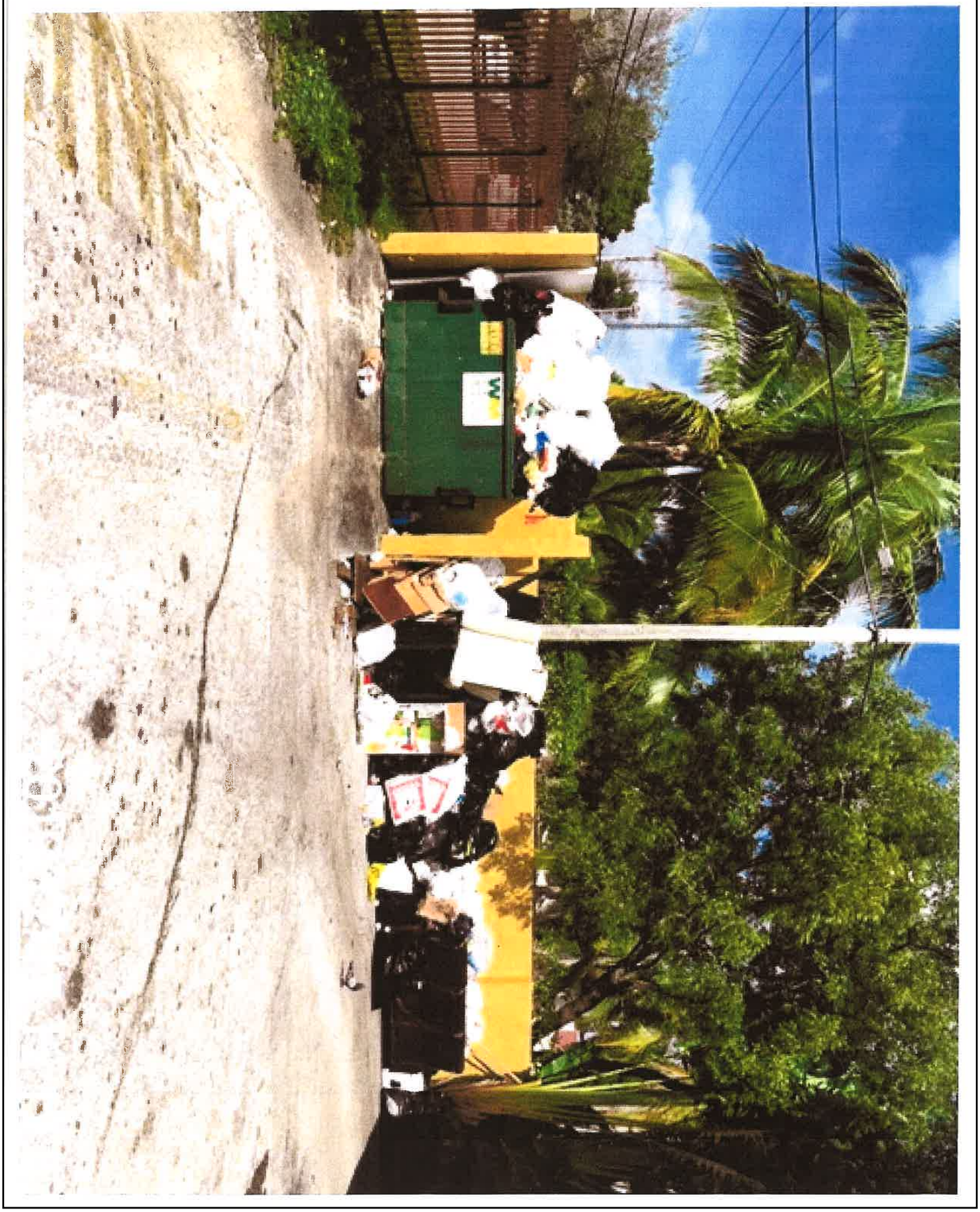
Bill To:

Condado Real Condominium Association, Inc.
14651 Biscayne Blvd #345
North Miami Beach, FL 33181

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 11-32;11-34;11-46(c); 12-41; 12-46		
	Code Board Hearing on 2/27/2021		
1	Admin Fee	$ 100.00	$ 100.00
84	**Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)**	**$ (50.00)**	**$ (4,200.00)**
340	Day(s) of Per Diem from (3/13/2021 - 2/16/2021)	$ 50.00	$ 17,000.00
	Total		**$ 12,800.00**
	Recommended Abatement - Reduce to 10% of total fine		**$ 1,280.00**
		Balance	$ 1,380.00

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

THANK YOU FOR YOUR BUSINESS!



WM
305 671 4444
954 974 7500
2/17 13:13:22

2019/12/17 13:13:37

01/15/2021 12:06

01/15/2021 12:07

01/15/2021 12:07

02/16/2021 15:54

02/16/2021 15:53

Joseline Ramirez

From: Hurley, Kay <KHurley@wm.com>
Sent: Wednesday, January 20, 2021 12:16 PM
To: Joseline Ramirez; Pace, Luigi
Cc: jeffrey louis; Lucie Manzerolle
Subject: RE: Waste Service - 5100 SW 41 Street

Good afternoon Joseline. Yes they are paid current and have increased their service to four times per week. Thank you for bringing this to our attention. Hopefully things will go smoother there now. Happy New Year!!

From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Wednesday, January 20, 2021 11:46 AM
To: Hurley, Kay <KHurley@wm.com>; Pace, Luigi <LPace@wm.com>
Cc: jeffrey louis <jlouis@tppfl.gov>; Lucie Manzerolle <lmanzerolle@tppfl.gov>
Subject: [EXTERNAL] Waste Service - 5100 SW 41 Street

Good morning Kay and Luigi,

It has come to my attention that Condado Real on 5100 SW 41 Street has a new management company (Abora Realty) , they advise me that they have paid their waste services debt and are up to date. I have noticed that the waste has been collected multiple times. Can you please confirm that they are up to date with payment and that they are continuing their waste services collection?

Thank you for your attention to this matter.

Regards,

Joseline Ramirez
Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

This email may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.

Recycling is a good thing. Please recycle any printed emails.

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD /A&B Recycling	1708 SW 31 AVE PEMBROKE PARK, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5523 **Date Next Inspection** 6/29/2021

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses and Town's ROW. 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.
3. Overgrown vegetation in front of property. Trees need trimming.
4. Dirt build up on Town's ROW and property. Maintenance is required (pressure washing).
5. If owner fails to clear Town's Row, the Town of Pembroke Park will remove all obstructing material at the expense of the owner.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/3/2021		Notice of Violation	Certified Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/21/2021	5/18/2021	Final Order	Certified Mail Hand
6/24/2021	7/20/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
6/29/2021		Affidavit of Non-Compliance	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 6/29/2021
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: 6/29/2021

Case Overview

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 6/29/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/29/2021
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 6/29/2021
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 6/29/2021
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 6/29/2021
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: 6/29/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$7,250.00

Case Overview

Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$7,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$7,350.00**

7021 0350 0001 0297 7501

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage an
$ 7.36

Sent To
Gerald Anderson
HCF #4400, #5297, #5523

Street and Apt. N
1708 SW 31 Avenue

City, State, ZIP+4
Pembroke Park, FL 33009

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

Postmark Here

PS Form 3800,

SENDER: *COMPLETE THIS SECTION*

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

Gerald Anderson
HCF #4400, #5297, #5523
1708 SW 31 Avenue
Pembroke Park, FL 33009

9590 9402 6610 1028 6968 01

7021 0350 0001 0297 7501

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

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

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

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
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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$120,830	$40,130	$160,960	$160,960	
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44
2019	$103,570	$40,470	$144,040	$136,290	$3,027.98

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$160,960	$160,960	$160,960	$160,960
Portability	0	0	0	0
Assessed/SOH	$160,960	$160,960	$160,960	$160,960
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	$160,960	$160,960	$160,960	$160,960

Sales History

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

Land Calculations

Price	Factor	Type
$10.50	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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GERALD ANDERSON CASE NO. 5523
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GERALD ANDERSON
TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GERALD ANDERSON AT 2:26 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

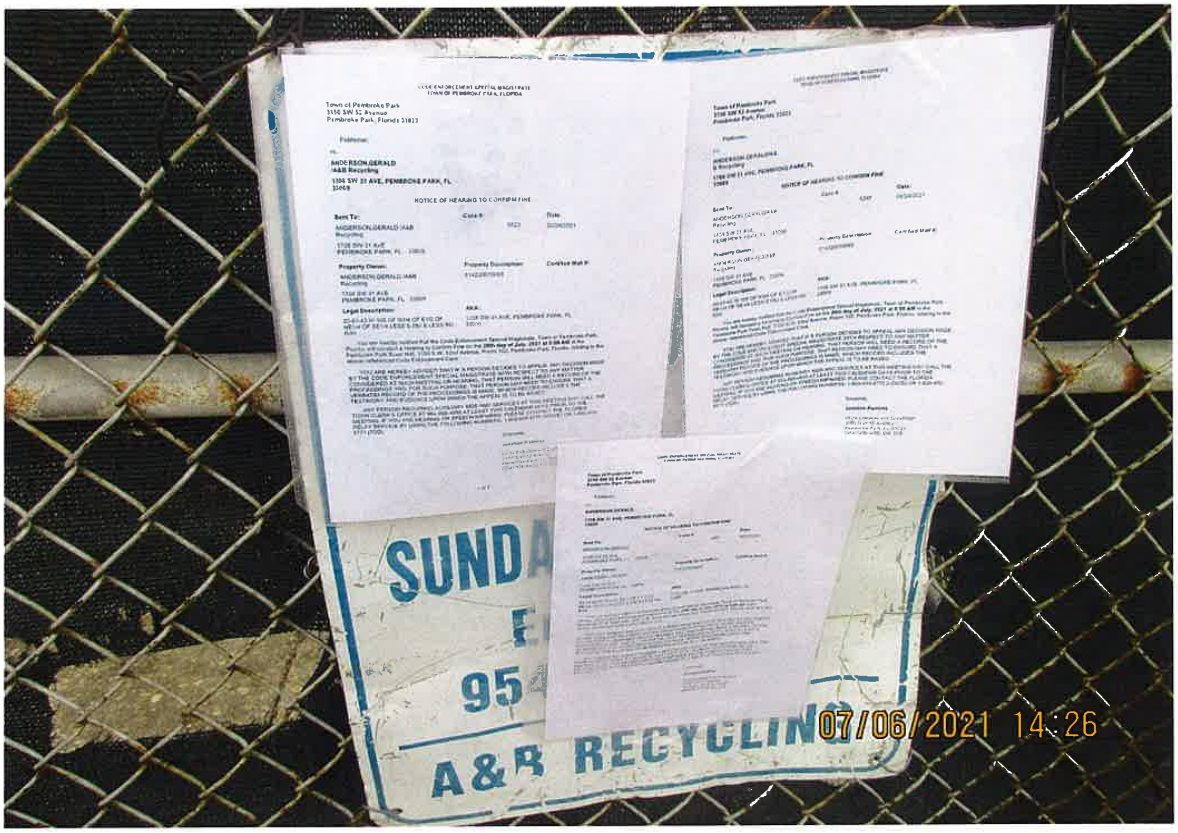
AFFIANT

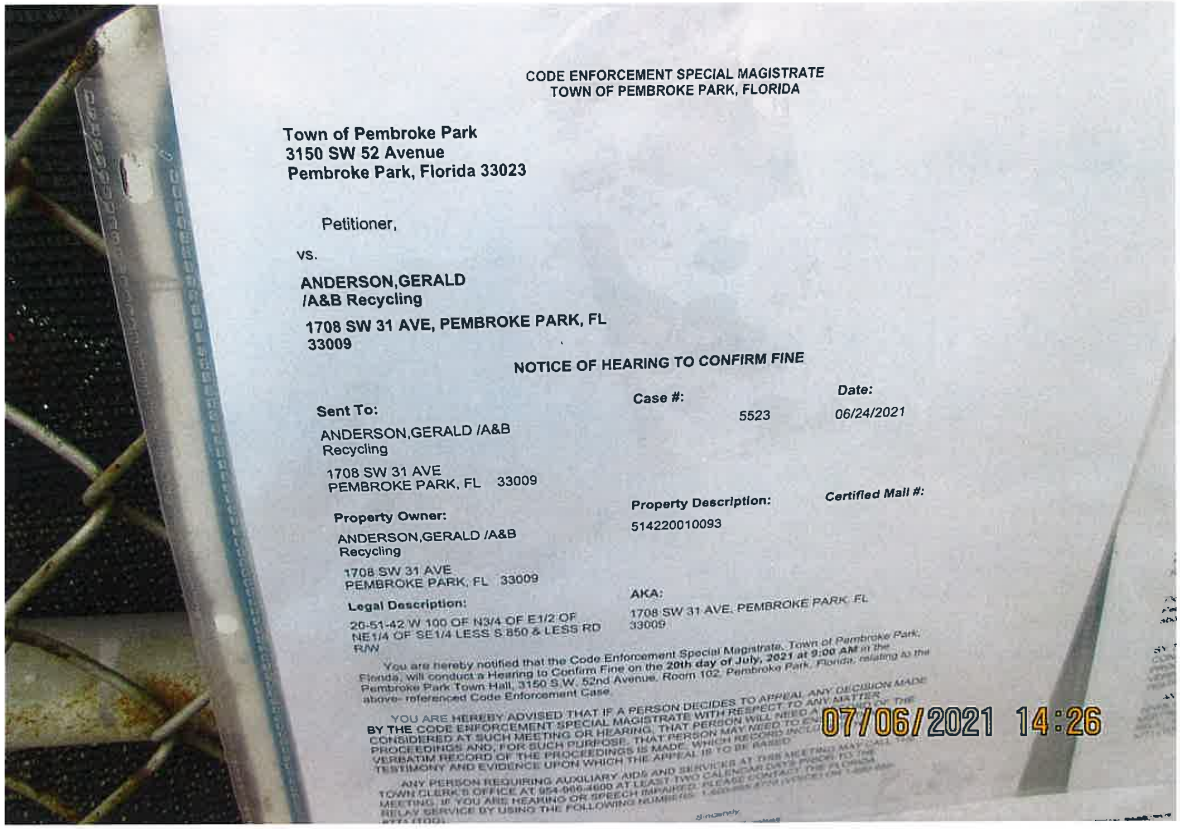
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of 7, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD
/A&B Recycling

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ANDERSON,GERALD /A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	5523	06/24/2021

Property Owner:	Property Description:	Certified Mail #:
ANDERSON,GERALD /A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	514220010093	

Legal Description:	AKA:
26-51-42 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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON 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,

07/06/2021 14:26

Town of Pembroke Park

INVOICE

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

Bill To:

Gerald Anderson
1708 SW 31 Ave
Pembroke Park, FL 33009

DATE: July 15, 2021
INVOICE # 602
FOR:

Case # 5523
Gerald Anderson

1708 SW 31 Ave, Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.12-41; 12-42; 12-46; 12-48; 12-61; 12-76(b); 27-33; 28-215 Final Order issued 05/18/2021		
1	Admin Fee	$ 100.00	$ 100.00
48	Day(s) of Per Diem from (06/02/2021-07/20/2021)	$ 250.00	$ 12,000.00
		Balance	$12,100.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD
/A&B Recycling

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD /A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	5523	06/24/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD /A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, 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

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Sincerely,

Joseline Ramirez

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

Town of Pembroke Park
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
/A&B Recycling

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

Respondent(s)

Case #:

5523

On 6/29/2021 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: ANDERSON,GERALD /A&B Recycling

Address: 1708 SW 31 AVE PEMBROKE PARK, 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

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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/29/2021
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 6/29/2021
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 6/29/2021
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 6/29/2021

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: 6/29/2021

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 6/29/2021

NOTARY PUBLIC, STATE OF FLORIDA

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5523
vs.	)	
GERALD ANDERSON A&B RECYCLING Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1708 SW 31 Avenue, Pembroke Park, FL 33009

PROPERTY OWNER: Gerald Anderson, 1708 SW 31 Avenue, Pembroke Park, FL 33009

FOLIO NO.: 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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-41; 12-42; 12-46; 12-48; 12-61; 12-76(b); 27-33; 28-215. 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) 12-41; 12-42; 12-46; 12-48; 12-61; 12-76(b); 27-33; 28-215 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 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.** Per the town Code, as applicable, and Florida Statutes, as applicable Town may perform needed corrective work and impose charges/liens for its costs & materials

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suárez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Case 5523

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 25 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD/A&B Recycling	1708 SW 31 AVE PEMBROKE PARK, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5297 **Date Next Inspection** 6/29/2021

Notes

1. Banner sign on back wall. Banner sign is prohibited in Town. Property owner will need to remove banner from back wall
2. Exterior wall needs paint on north and west side of building. Property owner will need to paint and maintain wall
3. Damaged fence in front of property. fence will need to be replaced. Property owner will need to obtain a Building permit to repair/replace fence.
4. Sign maintenance on north wall. Graffiti on sign. Property owner will need to remove graffiti and maintain sign in good state of repair.
6. Overgrown vegetation in front of property

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/30/2020		Notice of Violation	Regular Mail
4/30/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail
6/24/2021	7/20/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail
6/29/2021		Affidavit of Non-Compliance	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 6/29/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/29/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 6/29/2021
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 6/29/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$7,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$7,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$7,350.00**

7021 0350 0001 0297 7501

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage an
$ 7.36

Sent To
Gerald Anderson

Street and Apt. N
HCF #4400, #5297, #5523
1708 SW 31 Avenue

City, State, ZIP+4
Pembroke Park, FL 33009

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

Postmark Here

PS Form 3800,

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Gerald Anderson
HCF #4400, #5297, #5523
1708 SW 31 Avenue
Pembroke Park, FL 33009

9590 9402 6610 1028 6968 01

2. Article Number (Transfer from service label)

7021 0350 0001 0297 7501

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

lail
lail Restricted Delivery
(over $500)

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

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

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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$120,830	$40,130	$160,960	$160,960	
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44
2019	$103,570	$40,470	$144,040	$136,290	$3,027.98

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$160,960	$160,960	$160,960	$160,960
Portability	0	0	0	0
Assessed/SOH	$160,960	$160,960	$160,960	$160,960
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	$160,960	$160,960	$160,960	$160,960

Sales History

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

Land Calculations

Price	Factor	Type
$10.50	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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GERALD ANDERSON CASE NO. 5297
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GERALD ANDERSON
TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GERALD ANDERSON AT 2:26 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

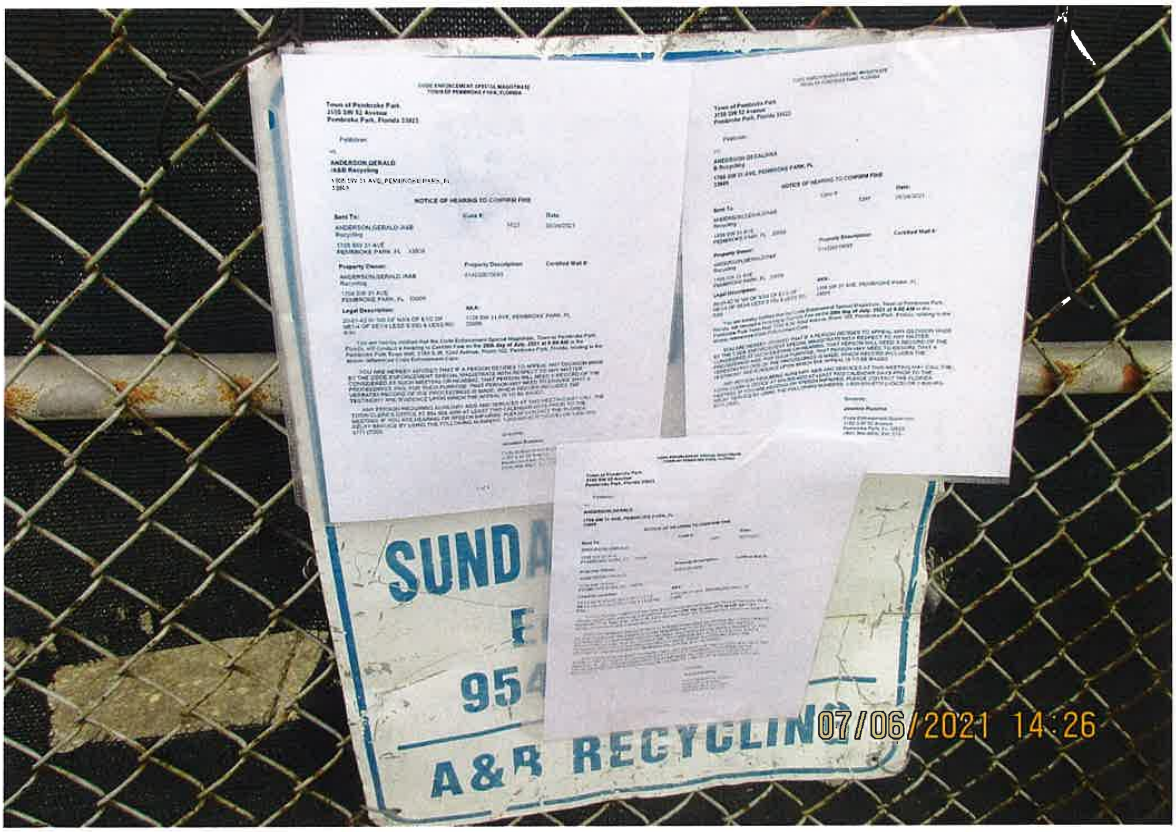
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of 7, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD/A&B Recycling

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Case #: 5297

Date: 06/24/2021

Sent To:
ANDERSON,GERALD/A&B Recycling
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

Property Description: 514220010093

Certified Mail #:

Property Owner:
ANDERSON,GERALD/A&B Recycling
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

AKA:
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

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

07/06/2021 14:26

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD/A&
B Recycling

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD/A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	5297	06/24/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD/A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, 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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ANDERSON,GERALD/A&B Recycling

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

5297

On 6/29/2021 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	ANDERSON,GERALD/A&B Recycling
Address:	1708 SW 31 AVE PEMBROKE PARK, 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
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 6/29/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/29/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 6/29/2021
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 6/29/2021

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 6/29/2021

NOTARY PUBLIC, STATE OF FLORIDA

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA. Petitioner,	)	Case No.: 5297
vs.	)	
GERALD ANDERSON/ A & B RECYCLING	)	
Respondent(s)		

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1708 SW 31 AVE, Pembroke Park, FL 33009

PROPERTY OWNER: Gerald Anderson, 1708 SW 31 Ave, Pembroke Park, FL 33009

FOLIO NO.: 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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(h). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, included in the record, and found that Respondent violated the Code of Ordinances.

Admin. Notice taken of #4400, final order in prior case

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(h) **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 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, **IN ADDITION, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

CERTIFICATE OF SERVICE

I the undersigned , Chief Code Enforcement Officer, Jeffrey Louis , 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 18th day of May, 2021.

Jeffrey Louis
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park

INVOICE

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

Bill To:

Gerald Anderson
1708 SW 31 Ave
Pembroke Park, FL 33009

DATE: July 15, 2021
INVOICE # 603
FOR:

Case # 5297
Gerald Anderson

1708 SW 31 Ave, Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-103(a)(c)(h); 21-19		
	Final Order issued 05/18/2021		
1	Admin Fee	$ 100.00	$ 100.00
48	Day(s) of Per Diem from (06/02/2021-07/20/2021)	$ 250.00	$ 12,000.00
		Balance	**$12,100.00**

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

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
BALLEE,MOHAMAD	1241 SW 97 AVE PEMBROKE PINES, FL 33025	4945 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 2280 **Date Next Inspection** 7/20/2021

Notes Installation of fence prior to obtaining a Building permit. Property owner will need to obtain Building permit for fence
Double permit fee and Code Fine of $100.00 has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/7/2018		Notice of Violation	Regular Mail
10/4/2019	10/24/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/30/2019	10/24/2019	Final Order	Certified Mail
1/7/2020	1/23/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
1/7/2020		Affidavit of Non-Compliance	Certified Mail
1/28/2020	1/23/2020	Supplemental Order/Claim of Lien	Certified Mail
6/28/2021	7/20/2021	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 7/20/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$3,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$3,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$3,850.00**

7021 0350 0001 0297 6962

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

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

Postage
$
Total Postage and Fees
$ 6.96
Sent To
Mohamad Ballee
HAF #2280
Street and Apt. No.
4945 SW 41 Street
City, State, ZIP+4
Pembroke Park, FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6955

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

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL

Postage
$
Total Postage and Fees
$ 6.96
Sent To
Mohamad Ballee
HAF #2280
Street and Apt. No.
1241 SW 97 AVE
City, State, ZIP+4
Pembroke Pines, FL 33025

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

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.

Mohamad Ballee
HAF #2280
1241 SW 97 AVE
Pembroke Pines, FL 33025

9590 9402 6610 1028 6966 65

2. Article Number (Transfer from service label)
7021 0350 0001 0297 6955

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
Insured Mail
Insured Mail Restricted Delivery (over $500)

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4945 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 13 0162
Property Owner	BALLEE, MOHAMAD	Millage	0613
Mailing Address	1241 SW 97 AVE PEMBROKE PINES FL 33025	Use	00

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W AKA:LOT 20D HOLLYWOOD RIDGE FARMS

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$701,790		$701,790	$99,600	
2020	$90,550		$90,550	$90,550	$1,954.25
2019	$90,550		$90,550	$90,550	$1,977.07

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$701,790	$701,790	$701,790	$701,790
Portability	0	0	0	0
Assessed/SOH	$99,600	$701,790	$99,600	$99,600
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	$99,600	$701,790	$99,600	$99,600

Sales History

Date	Type	Price	Book/Page or CIN
2/29/2012	SWD-Q-DS	$65,000	48605 / 605
8/23/2011	CET-T	$100	48199 / 1814
2/24/2006	WD	$100	41555 / 1480
10/3/2003	WD	$160,000	36213 / 1998
11/15/1997	QCD	$100	27431 / 241

Land Calculations

Price	Factor	Type
$15.50	45,277	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MOHAMAD BALLEE CASE NO. 2280
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MOHAMAD BALLEE
TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 4945 SW 41 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MOHAMAD BALLEE AT 11:33 A.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

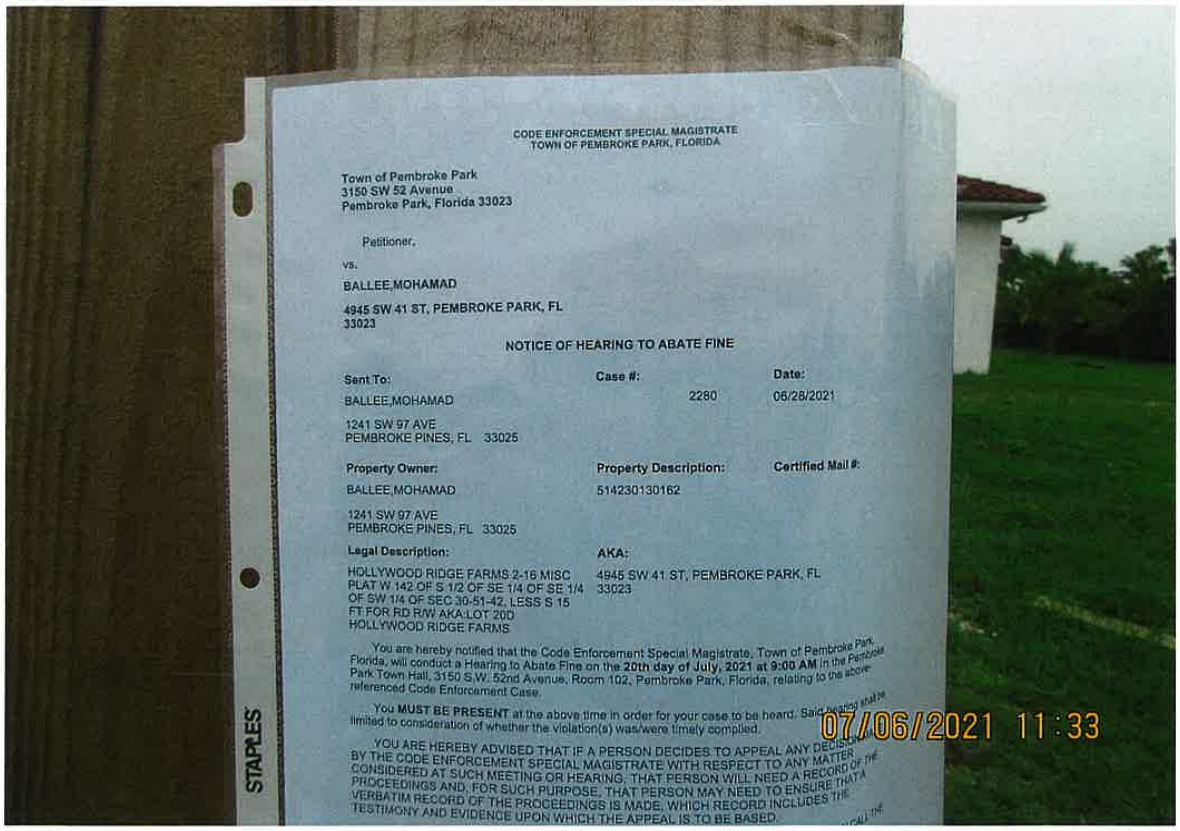
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of 7, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

BALLEE,MOHAMAD

4945 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
BALLEE,MOHAMAD 1241 SW 97 AVE PEMBROKE PINES, FL 33025	2280	06/28/2021

Property Owner:	Property Description:	Certified Mail #:
BALLEE,MOHAMAD 1241 SW 97 AVE PEMBROKE PINES, FL 33025	514230130162	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W AKA:LOT 20D HOLLYWOOD RIDGE FARMS	4945 SW 41 ST, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above referenced Code Enforcement Case.

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

BALLEE,MOHAMAD

4945 SW 41 ST, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
BALLEE,MOHAMAD 1241 SW 97 AVE PEMBROKE PINES, FL 33025	2280	06/28/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
BALLEE,MOHAMAD 1241 SW 97 AVE PEMBROKE PINES, FL 33025	514230130162	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W AKA:LOT 20D HOLLYWOOD RIDGE FARMS	4945 SW 41 ST, PEMBROKE PARK, FL 33023

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

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

Sincerely,

Joseline Ramirez

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

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

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK

3150 SW 52 AVENUE

PEMBROKE PARK, FLORIDA 33023

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

vs.

BALLEE,MOHAMAD

Respondent(s) **Case #:** 2280

SUPPLEMENTAL ORDER/CLAIM OF LIEN

TO: BALLEE,MOHAMAD

1241 SW 97 AVE PEMBROKE PINES, FL 33025

The Town of Pembroke Park Code Enforcement Board, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the Town of Pembroke Park Code Enforcement Board did issue on 10/24/2019, a Final Order in the above captioned case determining the Respondent(s) was/were guilty of violating the following sections of THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES.

Sec 5-105. - Repairs and installations

The Board ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on 10/24/2019, or a $50.00 (Fifty and 00/100 dollars) per diem fine will be assessed for each day the violations(s) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory $100.00 (One Hundred and 00/100 dollars) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on 10/24/2019. The Board considered the circumstances relating to this case and confirmed fine of $3,850.00 (Three Thousand Eight Hundred Fifty and 00/100 dollars). Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board if compliance has occurred.

3. That/those said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #:	514230130162
LEGAL DESCRIPTION:	HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W AKA:LOT 20D HOLLYWOOD RIDGE FARMS
STREET ADDRESS:	4945 SW 41 ST, PEMBROKE PARK, FL 33023

4. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 7 of the Town of Pembroke Park Code of Ordinances, as currently enacted or as may be amended from time to time. The Code Enforcement Board Clerk is directed to record a certified copy of this Order in the Public Records of Broward County, Florida.

This Supplemental Order and Claim of Lien entered by the Code Enforcement Board will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

Respondents may appeal a the Final Order of the Code Enforcement Board for the Town of Pembroke Park to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Final Order to be appealed.

DONE AND ORDERED this 23rd day of January, 2020

ATTEST:

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23 day of January, 2020 by Marlen Martell and Robert Janzer, Code Board, respectively, of the Town of Pembroke Park, who are personally known to me and who did not take an oath.

My Commission Expires:

NOTARY PUBLIC, State of Florida at Large

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

Jeffrey Louis
Print, type or stamp name of Notary

GG 181386
Commission Number, if any

Note: Mail your payment to the above address made payable to The Town of Pembroke Park.

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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 2280

Petitioner,

vs.

BALLEE,MOHAMAD

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

FOLIO: 514230130162

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W AKA:LOT 20D HOLLYWOOD RIDGE FARMS

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, October 24, 2019, 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 Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
BUILDING AND BUILDING REGULATIONS...	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner....	11/8/2019		$50.00

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

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

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

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

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

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

DONE AND ORDERED this October 24, 2019

ATTEST:

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

AGATHA MUSE-SALTERS
TOWN MANAGER

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

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

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **189790-0**

Job Address: **4945 SW 41 ST**

Job Name: BALLEE,MOHAMAD

Permit Status: Permit Complete

Permit Issued Date:11/15/2018 2:28:20 PM

Submitted Into Plan Review Date:8/28/2018 8:24:33 AM

Application Date: 8/28/2018 8:23:16 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 79 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	11/5/2018 9:40:27 AM
ZONING	Pending	

R203 Permit Messages For Permit (189790-0)

Event ID	Inspection	Inspection Date	Status
Zoning Inspection			
82454	Fences - Final	1/21/2020	Pass
75730	Fences - Location	5/15/2019	Pass
Structural Inspection			
80553	Fencing - Footings	11/4/2019	Pass Partial
	footing depth and size cannot be verified		
80607	Fencing - Footings	11/4/2019	Pass
82455	Fencing - Footings	1/22/2020	Pass
82525	Fencing/ Gates - Final	1/22/2020	Pass

Town of Pembroke Park

INVOICE

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

DATE: January 23, 2020
INVOICE # 256
FOR:

Case # 2280
Mohamad Ballee

4945 SW 41st Street, Pembroke Park, FL 33023

Bill To:

Mohamad Ballee
1241 SW 97 Ave
Pembroke Pines, FL 33025

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Code Board Hearing on 10/24/2019		
1	Admin Fee	$ 100.00	$ 100.00
75	Day(s) of Per Diem from (11/8/19 to 01/22/20)	$ 50.00	$ 3,750.00
		Balance	$3,850.00

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

THANK YOU FOR YOUR BUSINESS!

Town of Pembroke Park

INVOICE

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

Fax 954-966-5186

Bill To:

Mohammad Balle
1241 SW 97 Ave
Pembroke Pines, FL 33025

DATE: July 14, 2021
INVOICE # 256
FOR:

Case # 2280
Mohamad Balle

4945 SW 41st Street, Pembroke Park, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Code Board Hearing on 10/24/2019		
1	Admin Fee	$ 100.00	$ 100.00
75	Day(s) of Per Diem from (11/8/19 to 01/22/20)	$ 50.00	$ 3,750.00
	Recommended Abatement - Reduce to 10% of total fine		**$ 375.00**
		Balance	$ 475.00

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

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARK POINTE H O A INC c/o Stranded Concepts LLC	19821 NW 2 AVE, BOX 373 MIAMI GARDENS, FL 33169	SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 3297 **Date Next Inspection** 7/20/2021

Notes New Fence installed around property. Property owner/ H.O.A. will need to obtain Building Permit for fence installation.
Double Permit fee and Code Enforcement fine of $150.00 has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/18/2018		Notice of Violation	Regular Mail
8/2/2018	8/23/2018	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/24/2018	8/23/2018	Final Order	Certified Mail Regular Mail
10/12/2018	10/25/2018	Notice of Formal Hearing - Confirm Fine	Certified Mail
10/12/2018		Affidavit of Non-Compliance	Certified Mail
9/24/2019	10/24/2019	Notice of Formal Hearing - Abate Fine	Certified Mail
9/24/2019	10/25/2018	Supplemental Order/Claim of Lien	Certified Mail
6/28/2021	7/20/2021	Notice of Formal Hearing - Abate Fine	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	09/16/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$35,900.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$36,000.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$36,000.00**

7021 0350 0001 0297 6979

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 6.96

Sent To
Park Pointe H O A Inc. c/o
Stranded Concepts LLC
HAF #3297

Street and Apt. No.
19821 NW 2 AVE, BOX 373

City, State, ZIP+4
Miami Gardens, FL 33169

WESTACE WOODHILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

Detail by Entity Name

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

Filing Information

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

Principal Address

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

Changed: 04/23/2013

Mailing Address

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

Changed: 05/13/2014

Registered Agent Name & Address

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

Name Changed: 05/13/2014

Address Changed: 04/23/2015

Officer/Director Detail

Name & Address

Title Director / President

Angervil, Erick

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

Title Director / Secretary

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

Title Director/Vice-President

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

Annual Reports

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

Document Images

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	SW 52 AVENUE, PEMBROKE PARK FL 33023
Property Owner	PARK POINTE H O A INC %STRANDED CONCEPTS LLC
Mailing Address	19821 NW 2 AVE BOX 373 MIAMI GARDENS FL 33169

ID #	5142 30 24 0090
Millage	0613
Use	09

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21B DESC AS,COMM AT NW COR,E 15,S 71.49 TO POB,E 25.09, N 71.48,E 22,S 61.98,E 14,S 4.5, E 185.17,N 66.46,E 22,S 66.45,E 166.67,N 4.50,E 14,N 61.93,E 22, S 166.93,W 22,N 66.50,W 180.67, S 66.50,W 22,N 66.50,W 199.17, S 66.50,W 22,N 71.50,W 25.07, N 24 TO POB AKA: ACCESS & UTILITY EASEMENT PARK POINTE TOWNHOMES

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$10		$10	$10	
2020	$10		$10	$10	
2019	$10		$10	$10	

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$10	$10	$10	$10
Portability	0	0	0	0
Assessed/SOH	$10	$10	$10	$10
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 20	$10	$10	$10	$10
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN

Land Calculations

Price	Factor	Type
$10	0.57	AC
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARK POINTE H O A INC. CASE NO. 3297
C/O STRANDED CONCEPTS LLC
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PARK POINTE H O A INC. C/O STRANDED CONCEPTS LLC
TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3911 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PARK POINTE H O A INC. C/O STRANDED CONCEPTS LLC AT 11:11 A.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

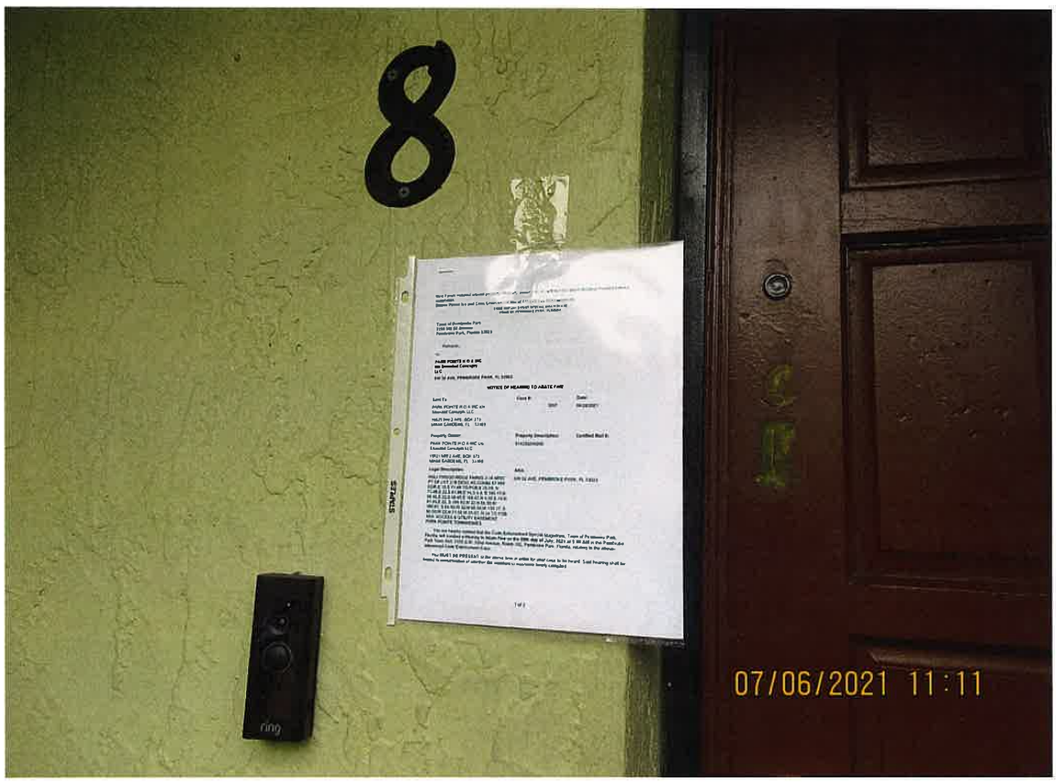
AFFIANT

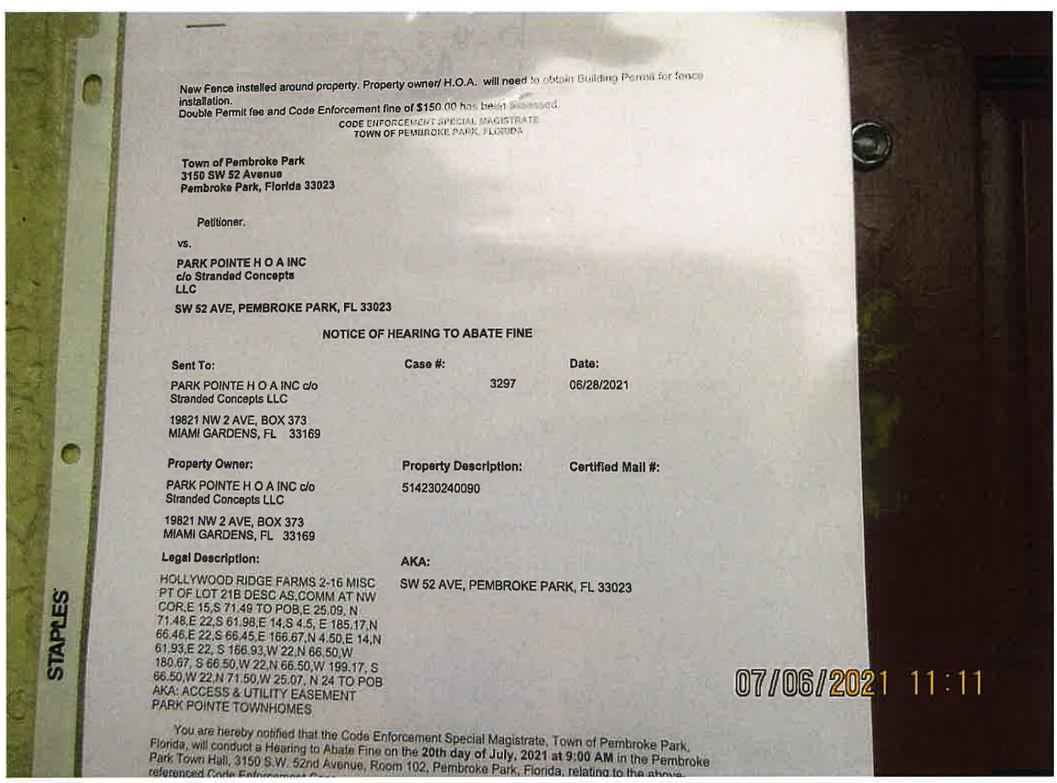
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of 7, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





New Fence installed around property. Property owner/ H.O.A. will need to obtain Building Permit for fence installation.
Double Permit fee and Code Enforcement fine of $150.00 has been assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PARK POINTE H O A INC
c/o Stranded Concepts
LLC

SW 52 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
PARK POINTE H O A INC c/o Stranded Concepts LLC 19821 NW 2 AVE, BOX 373 MIAMI GARDENS, FL 33169	3297	06/28/2021

Property Owner:	Property Description:	Certified Mail #:
PARK POINTE H O A INC c/o Stranded Concepts LLC 19821 NW 2 AVE, BOX 373 MIAMI GARDENS, FL 33169	514230240090	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21B DESC AS,COMM AT NW COR,E 15,S 71.49 TO POB,E 25.09, N 71.48,E 22,S 61.98,E 14,S 4.5, E 185.17,N 66.46,E 22,S 66.45,E 166.67,N 4.50,E 14,N 61.93,E 22, S 166.93,W 22,N 66.50,W 180.67, S 66.50,W 22,N 66.50,W 199.17, S 66.50,W 22,N 71.50,W 25.07, N 24 TO POB AKA: ACCESS & UTILITY EASEMENT PARK POINTE TOWNHOMES	SW 52 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

New Fence installed around property. Property owner/ H.O.A. will need to obtain Building Permit for fence installation.
Double Permit fee and Code Enforcement fine of $150.00 has been assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PARK POINTE H O A INC
c/o Stranded Concepts
LLC

SW 52 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PARK POINTE H O A INC c/o Stranded Concepts LLC 19821 NW 2 AVE, BOX 373 MIAMI GARDENS, FL 33169	3297	06/28/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
PARK POINTE H O A INC c/o Stranded Concepts LLC 19821 NW 2 AVE, BOX 373 MIAMI GARDENS, FL 33169	514230240090	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21B DESC AS,COMM AT NW COR,E 15,S 71.49 TO POB,E 25.09, N 71.48,E 22,S 61.98,E 14,S 4.5, E 185.17,N 66.46,E 22,S 66.45,E 166.67,N 4.50,E 14,N 61.93,E 22, S 166.93,W 22,N 66.50,W 180.67, S 66.50,W 22,N 66.50,W 199.17, S 66.50,W 22,N 71.50,W 25.07, N 24 TO POB AKA: ACCESS & UTILITY EASEMENT PARK POINTE TOWNHOMES	SW 52 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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

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

Sincerely,

Joseline Ramirez

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

Park Pointe Homeowners Association, Inc.,

C/o Stranded Concepts L.L.C
19821 NW 2nd Avenue, Box #373
Miami Gardens, FL 33169
Tel: 305-702-7522 Ext # 1 Fax: 888-699-8704 email: manager@sconcepts.org

September 22, 2019

Violation and Fines Committee
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, FL 33023

Request for Fine Waiver Case # 3297 | Property Description: 514230240090

Dear committee members:

The Board of Directors of Park Pointe Homeowners Association presents this letter seeking your favorable consideration in the above captioned matter. We present this formal request in the hope that the Committee will rule favorably.

Chronology of events

On October 23, 2018, the Board of Directors by way of a letter left at the community became aware of a hearing to confirm fines pertinent to case # 3297, for failure to cure violation # 3297 within the prescribed time.

Upon contacting the code violations department, we were advised that the notice of violation was mailed to the board with adequate lead time. We never received the mailed letter.

The Board submitted a request for a continuance (Exhibit A), but did not receive a response from Code Violation Department or Fines Committee.

Having not received a response the Board hired a permit writer to expedite resolution of this matter within the shortest possible time. During the permit application, the Board received notice that the writer who represented himself as a commercial writer was in fact a residential writer and therefore could not complete the permit process. The permit process stopped pending hiring of a commercial permit writer to complete the permitting process. See Exhibit B

The Board then contracted with an engineering firm who was able to complete the permitting process. Final zoning and construction inspections completed on September 11, 2019. See Exhibit C.

The followings items adversely affected the community's effort to bring this issue to a speedy resolution.

1. Money – The board, bound by installment payments on the fence, which adversely affected its ability to expeditiously pay for permitting after the Board became aware of the violation

2. The violation and notices were sent to 4350 SW 59 AVE BLDG A DAVIE, FL 33314, an address unknown to us and were never received. This address was been corrected with Broward County Property appraiser. See Exhibit D

3. Termination of first permit writer and hiring of second permit writer slowed our process, as we had to make yet another payment to complete the permitting process.

4. Park Pointe HOA is a small working class community with limited financial resources. Such a fine will bankrupt the community making it insolvent.

Managed For the Benefit and Welfare of the Owners

This is the first and only violation recorded against the community and the Board apologizes for this event and asks for a full waiver of fines levied. The Board having no fence insurance tried to restore the community after Hurricane Irma and worked with a contractor who misled the Board. We will now check with the Code Enforcement Department for all future projects.

We are available to attend a hearing before the Fines Committee.

Awaiting your favorable response.

Sincerely and respectfully

Raymond Benjamin

Digitally signed by Raymond Benjamin
DN: cn=Raymond Benjamin, o=Stranded Concepts LLC, ou=Manager PLCAM, email=manager@sconcepts.org, c=US
Date: 2019.09.22 17:37:39 -04'00'

ON BEHALF OF THE BOARD OF DIRECTORS
PARK POINTE HOMEOWNERS ASSOCIATION.

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Case No.: **3297**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,
vs.

PARK POINTE H O A INC.

Respondent(s)

SUPPLEMENTAL ORDER/CLAIM OF LIEN

STREET ADDRESS: SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PARK POINTE H O A INC. – 4350 SW 59 AVE, BLDG A, DAVIE, FL 33314

A Hearing to Confirm Fine was held before the Code Enforcement Board (Board) on October 25th, 2018, and based on the evidence presented at said hearing, the Board, pursuant to a unanimous vote; enter the following Findings of Fact and Order:

1. The Board issued a Final Order on August 23rd, 2018, determining the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105. The Board ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on August 23rd, 2018, or a **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) PER DIEM WILL ACCRUE FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on August 23rd, 2018. The Board considered the circumstances relating to this case and confirmed fine of **$3,400.00** (THREE THOUSAND FOUR HUNDRED AND 00/100 DOLLARS).

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 PT OF LOT 21B DESC AS,COMM AT NW COR,E 15,S 71.49 TO POB,E 25.09, N 71.48,E 22,S 61.98,E 14,S 4.5, E 185.17,N 66.46,E 22,S 66.45,E 166.67,N 4.50,E 14,N 61.93,E 22, S 166.93,W 22,N 66.50,W 180.67, S 66.50,W 22,N 66.50,W 199.17, S 66.50,W 22,N 71.50,W 25.07, N 24 TO POB AKA: ACCESS & UTILITY EASEMENT PARK POINTE TOWNHOMES

Done and ordered this 25th day of October, 2018.

Attest:

MS. NATASHA JOSEPH, CLERK OF THE BOARD
Code Enforcement Board

MR. ROBERT JANZER, CHAIRPERSON
Code Enforcement Board

STATE OF FLORIDA
COUNTY OF BROWARD

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Mr. Robert Janzer and Ms. Natasha Joseph, Chairperson and Clerk of Board respectively of the Code Enforcement Board, to me known to be the persons described in and who executed the foregoing instrument and acknowledge before me that they executed the same. Witness my hand and official seal in the County and State as aforesaid the 25th day of October, 2018.

Notary Public, State of Florida at Large
My commission expires:

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # FF 998669
My Comm. Expires Jun 2, 2020

This instrument
Prepared by:
Christopher Ryan, Esq.
Code Enforcement Board
Town of Pembroke Park

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, Vs. PARK POINTE H O A INC. Respondent(s)	))))))	Case No.: 3297 **FINAL ORDER**

STREET ADDRESS: SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PARK POINTE H O A INC. – 4350 SW 59 AVE, BLDG A, DAVIE, FL 33314

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21B DESC AS,COMM AT NW COR,E 15,S 71.49 TO POB,E 25.09, N 71.48,E 22,S 61.98,E 14,S 4.5, E 185.17,N 66.46,E 22,S 66.45,E 166.67,N 4.50,E 14,N 61.93,E 22, S 166.93,W 22,N 66.50,W 180.67, S 66.50,W 22,N 66.50,W 199.17, S 66.50,W 22,N 71.50,W 25.07, N 24 TO POB AKA: ACCESS & UTILITY EASEMENT PARK POINTE TOWNHOMES

The Code Enforcement Board heard testimony at the Formal Hearing held the 23rd day of August 2018 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105

It is the Order of this Board that, based on the foregoing, the respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS FORMAL HEARING** held this 23rd day of August 2018. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay a ONE HUNDRED DOLLARS ($100.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINES ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) MUST BE PAID IMMEDIATELY.**

Done and ordered this 23rd day of August 2018.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:

NATASHA JOSEPH, BOARD CLERK
CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 189971-0

Job Address: 3911 SW 52 AVE

Job Name: PARK POINTE H O A INC

Permit Status: Permit Complete

Permit Issued Date:3/19/2019 9:28:28 AM

Submitted Into Plan Review Date:2/15/2019 3:06:26 PM

Application Date: 2/15/2019 3:04:36 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 32 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	2/20/2019 12:42:26 PM
ZONING	Pending	

R203 Permit Messages For Permit (189971-0)

Event ID	Inspection	Inspection Date	Status
Zoning Inspection			
79273	Fences - Final	9/16/2019	Pass
78907	Fences - Location	8/30/2019	Pass
Structural Inspection			
79115	Fencing - Footings	9/11/2019	Pass
79116	Final Building Inspection	9/11/2019	Pass

Town of Pembroke Park

INVOICE

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

Bill To:

Park Pointe H O A Inc.
4350 SW 59 Ave, Bldg A
Davie, FL 33314

DATE: September 24, 2019
INVOICE # 238
FOR: Code Enforcement Case # 3297

Park Pointe H O A Inc.
SW 52 Ave
Pembroke Park, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Sections 5-105		
359	Per Diem Fine (09/22/2018 to 09/16/2019)	$ 100.00	$ 35,900.00
1	Adminstrative Fee	$ 100.00	$ 100.00
		TOTAL	$ 36,000.00

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

THANK YOU FOR YOUR BUSINESS!

Town of Pembroke Park

INVOICE

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

Bill To:

Park Pointe H O A Inc.
4350 SW 59 Ave, Bldg A
Davie, FL 33314

DATE: July 14, 2021
INVOICE # 238
FOR: Code Enforcement Case # 3297

Park Pointe H O A Inc.
SW 52 Ave
Pembroke Park, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Sections 5-105		
359	Per Diem Fine (09/22/2018 to 09/16/2019)	$ 100.00	$ 35,900.00
1	Adminstrative Fee	$ 100.00	$ 100.00
	Recommended Abatement - Reduce to 10% of total fine		**$ 3,590.00**
		TOTAL	$ 3,690.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	Case No. 4949
CONDADO REAL CONDOMINIUM ASSOCIATION, INC.	)	
Respondent	)	DATE: June 28, 2021

NOTICE OF HEARING TO CONFIRM AND ABATE FINE

TO: CONDADO REAL CONDOMINIUM
ASSOCIATION, INC.
5100 SW 41 STREET
PEMBROKE PARK, FL 33023

CONDADO REAL CONDOMINIUM
ASSOCIATION, INC.
14651 BISCAYNE BLVD #345
NORTH MIAMI BEACH, FL 33181

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm and Abate Fine on the 20th DAY OF JULY, 2021 at 9:00 A.M. in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIALMAGISTRATE 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 CODE ENFORCEMNT SUPERVISOR OFFICE AT 954-966-4600 AT LEAST FIVE 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).

/s/ Joseline Ramirez

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

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- ☐ Adult Signature Restricted Delivery $

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Total Postage
$ 6.96

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Street and Ap

City, State, Z

Stevens & Goldwyn P.A.
HCF/HAF #4949
2 S University Drive, Suite #329
Plantation, FL 33324

WEST HOLLYWOOD HILLS
JUN 30 2021
Postmark Here
HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage a
$ 6.96

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City, State, ZIP+

CONDADO REAL CONDOMINIUM
ASSOCIATION, INC.
HCF/HAF #4949
14651 BISCAYNE BLVD #345
NORTH MIAMI BEACH, FL 33181

WEST HOLLYWOOD HILLS
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HOLLYWOOD FL 33023

PS Form 3800,

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Stevens & Goldwyn P.A.
HCF/HAF #4949
2 S University Drive, Suite #329
Plantation, FL 33324

9590 9402 6610 1028 6970 99

2. Article Number (Transfer from service label)

7021 0350 0001 0297 7020

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

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

Detail by Entity Name

Florida Not For Profit Corporation
CONDADO REAL CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N02000001168
FEI/EIN Number	60-0001049
Date Filed	02/15/2002
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	04/30/2009
Event Effective Date	NONE

Principal Address

5100 SW 41ST STREET
PEMBROKE PARK, FL 33166

Changed: 04/30/2009

Mailing Address

14651 BISCAYNE BLVD #345
NORTH MIAMI BEACH, FL 33181

Changed: 12/03/2020

Registered Agent Name & Address

STEVENS & GOLDWYN, P.A.
2 S UNIVERSITY DRIVE
SUITE #329
PLANTATION, FL 33324

Name Changed: 03/24/2011

Address Changed: 04/22/2014

Officer/Director Detail

Name & Address

Title VP, Director

POLIAKOVA, ANNA

14651 Biscayne Bl
345
North Miami Beach, FL 33181

Title PD

ZEVEL, VAL
14651 Biscayne Bl
345
North Miami Beach, FL 33181

Title SD

NESTSCHERET, NIKITA
14651 Biscayne Bl
345
North Miami Beach, FL 33181

Title LCAM

Valmana, Jose
14651 Biscayne Bl
345
North Miami Beach, FL 33181

Annual Reports

Report Year	Filed Date
2019	04/23/2019
2020	06/11/2020
2021	02/25/2021

Document Images

02/25/2021 -- ANNUAL REPORT	View image in PDF format
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04/23/2019 -- ANNUAL REPORT	View image in PDF format
05/03/2018 -- ANNUAL REPORT	View image in PDF format
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09/29/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- REINSTATEMENT	View image in PDF format
05/02/2007 -- ANNUAL REPORT	View image in PDF format
10/06/2006 -- Amendment	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format

04/18/2005 -- ANNUAL REPORT	View image in PDF format
04/19/2004 -- ANNUAL REPORT	View image in PDF format
02/26/2003 -- ANNUAL REPORT	View image in PDF format
02/15/2002 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

CONDADO REAL
CONDOMINIUM

June 15 2021

RE: Case 4949

Dear Special Magistrate

On behalf of the board of directors I hereby request an abatement of fine for the following reasons

Property has been mismanaged for many years and the issue originated prior to my tenure. When I took control in mid December 2020 prior manager had not paid the Waste Management bill for three months. My first task was to pay most debt to WM, schedule bulk pick up and increase regular service from three times a week to four. I also established creature control service monthly. Trash issues had been contained by early January 2021. Proof of it is that Trash Nuisance complaints issued after this case (cases 4951, 4953, 4954A & 4965A), have already been closed and formally complied, abatement granted in a hearing that took place in April 2021. I only paid the court cost of $100 per case. The judge is on record congratulating me.

I apologize for bragging, by I need to use all I can to gain your clemency as the condo is operating on a shoestring budget averaging $25,000 gross income a month, with expenses surpassing that, and several accumulated large bills. For example, we owe about $70,000 to the water and sewer company.

We need to pass a special assessment to cope with this, but it has been hard to get CPAs (and any vendors in general) to cooperate, as we cannot afford them in full. I am now down to Fiverr, dealing with CPAs from the Philippines. I hope the budget could be drafted this month and the special assessment passed within the required time after that.

One step forward I was able to do just this month is to hire a cleaner/ informal "security"/customer service employee that is a resident of the building. This will make a huge difference as it is affordable and will deter violators of the condo rules and regulations, the main cause of issues.

If you grant us an abatement similar to what was granted in the cases above, I truly believe it will be for the better of Pembroke Park, as I could use those funds to deal with the other violations I inherited and that need to be cured, things that require opening and closing permits, paying contractors, etc.

I look forward to your clemency

Jose Valmana
LCAM
305-244-1367

305-909-6951 aborahomes@gmail.com
aborahomes.managebuilding.com mailing address 14651 Biscayne Bl #345 N Miami Beach FL 33181

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, Vs. CONDADO REAL CONDOMINIUM ASSOCIATION, INC. Respondent(s)	))))))	Case No.: 4949 **FINAL ORDER**

STREET ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023

PROPERTY OWNER: CONDADO REAL CONDOMINUM ASSOCIATION. INC. – 1971 W. MCNAB ROAD SUITE 2, POMPANO BEACH, FL 33069

LEGAL DESCRIPTION: Lots 20A and 20C, HOLLYWOOD RIDGE FARMS, according to the plat thereof, recorded in Miscellaneous Plat Book 2, Page 16, Public Records of BROWARD COUNTY, Florida, more particularly described as:

The South ½ of the South ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 30, Township 51 South, Range 42 East;
Less the West 15 feet and the South 15 feet for right of way.

The Code Enforcement Board heard testimony at the Formal Hearing held the 27th day of February 2020 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 11-32; 11-34; 11-46(c); 12-41; 12-46

It is the Order of this Board that, based on the foregoing, the respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 11-32; 11-33; 11-46(c); 12-41; 12-46, **WITHIN SIXTY (15) DAYS FROM THE DATE OF THIS FORMAL HEARING** held this 27th day of February 2020. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINES ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) MUST BE PAID IMMEDIATELY.**

Done and ordered this 27th day of February 2020.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:

MARLEN D. MARTELL, CLERK CODE BOARD

IN ALL EVENTS

There shall be a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, February 27, 2020** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case will be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to $500.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

Should you fail to appear at the scheduled hearing to contest the violation(s), you will be deemed to have waived your right to contest the violation(s) and in such event, a judgment and/or lien may be entered against you and/or your real property for an amount up to the maximum penalty as provided by law.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the scheduled hearing. You may appeal a ruling or order of the Board to the Circuit Court of the Seventeenth Judicial Circuit. An appeal of the Final Order shall be filed within thirty (30) days of the execution of the Order to be appealed.

You are further advised that if you decide to appeal any decision made by the Board with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you 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.

REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 215

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215

JEFFREY LOUIS, CODE ENFORCEMENT OFFICER

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT (954)966-4600 EXT. 1235 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

INVOICE

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

DATE: July 14, 2021
INVOICE # 261
FOR:

Bill To:

Condado Real Condominium Association, Inc.
14651 Biscayne Blvd #345
North Miami Beach, FL 33181

Case # 4949
Condado Real
5100 SW 41 Street
Pembroke Park, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 11-32;11-34;11-46(c); 12-41; 12-46		
	Code Board Hearing on 2/27/2021		
1	Admin Fee	$ 100.00	$ 100.00
84	**Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)**	$ (50.00)	$ (4,200.00)
340	Day(s) of Per Diem from (3/13/2021 - 2/16/2021)	$ 50.00	$ 17,000.00
		Balance	$12,900.00

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

THANK YOU FOR YOUR BUSINESS!

Town of Pembroke Park

INVOICE

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

DATE: July 14, 2021
INVOICE # 261
FOR:

Case # 4949
Condado Real
5100 SW 41 Street
Pembroke Park, FL 33023

Bill To:

Condado Real Condominium Association, Inc.
14651 Biscayne Blvd #345
North Miami Beach, FL 33181

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 11-32;11-34;11-46(c); 12-41; 12-46		
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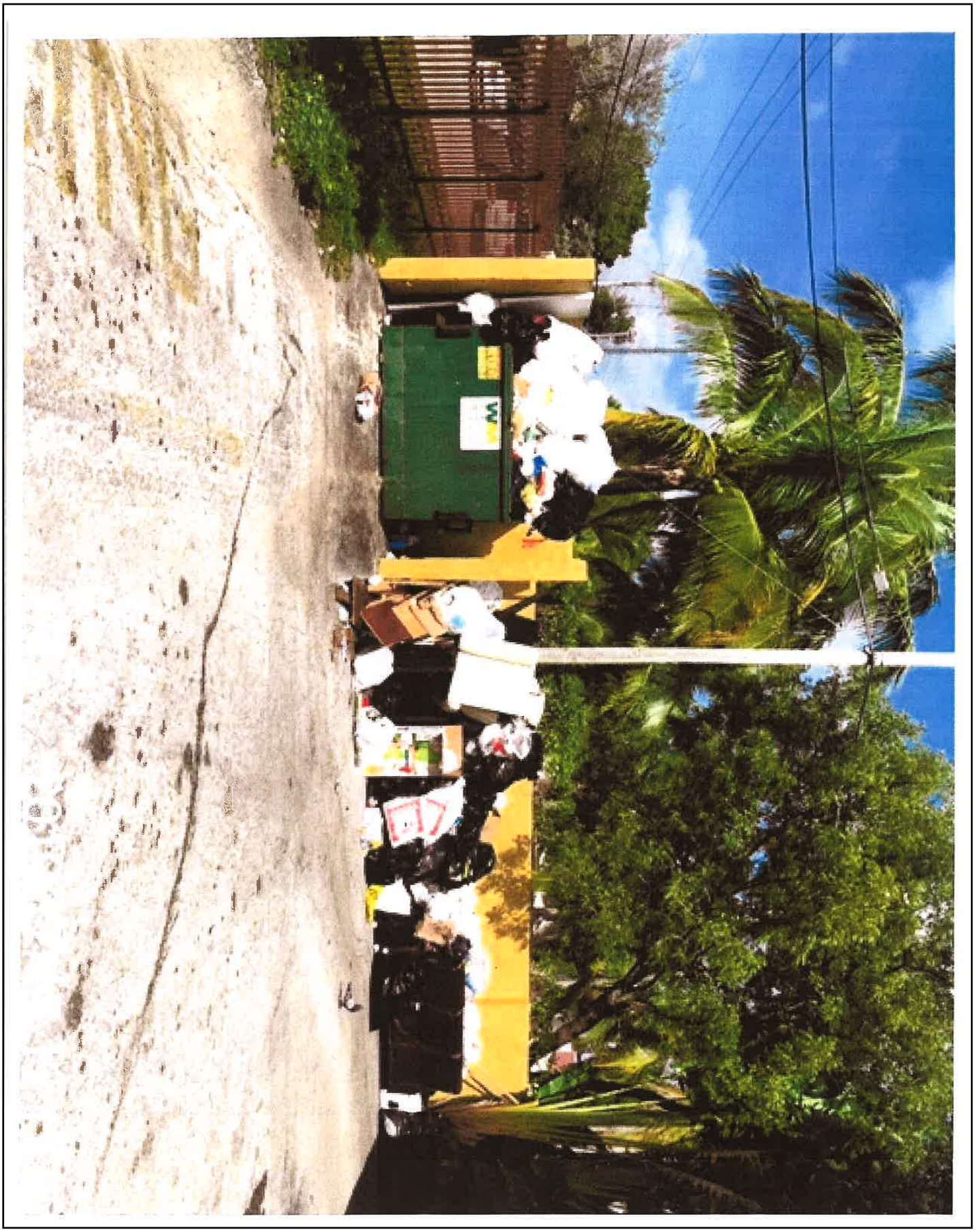
1	Admin Fee	$ 100.00	$ 100.00
84	**Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)**	**$ (50.00)**	**$ (4,200.00)**
340	Day(s) of Per Diem from (3/13/2021 - 2/16/2021)	$ 50.00	$ 17,000.00
	Total		**$ 12,800.00**
	Recommended Abatement - Reduce to 10% of total fine		**$ 1,280.00**
		Balance	$ 1,380.00

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

THANK YOU FOR YOUR BUSINESS!



WM
305 671 4444
954 974 7500
2/17 13:13:22

2019/12/17 13:13:37

01/15/2021 12:06

01/15/2021 12:07

01/15/2021 12:07

02/16/2021 15:54

02/16/2021 15:53

Joseline Ramirez

From: Hurley, Kay <KHurley@wm.com>
Sent: Wednesday, January 20, 2021 12:16 PM
To: Joseline Ramirez; Pace, Luigi
Cc: jeffrey louis; Lucie Manzerolle
Subject: RE: Waste Service - 5100 SW 41 Street

Good afternoon Joseline. Yes they are paid current and have increased their service to four times per week. Thank you for bringing this to our attention. Hopefully things will go smoother there now. Happy New Year!!

From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Wednesday, January 20, 2021 11:46 AM
To: Hurley, Kay <KHurley@wm.com>; Pace, Luigi <LPace@wm.com>
Cc: jeffrey louis <jlouis@tppfl.gov>; Lucie Manzerolle <lmanzerolle@tppfl.gov>
Subject: [EXTERNAL] Waste Service - 5100 SW 41 Street

Good morning Kay and Luigi,

It has come to my attention that Condado Real on 5100 SW 41 Street has a new management company (Abora Realty) , they advise me that they have paid their waste services debt and are up to date. I have noticed that the waste has been collected multiple times. Can you please confirm that they are up to date with payment and that they are continuing their waste services collection?

Thank you for your attention to this matter.

Regards,

Joseline Ramirez
Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
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Case Overview

Property/Incident Information

Owner	Address	Site Address
MICHEL DONAIS	65 W. LAKE DRIVE PEMBROKE PARK, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #65

Legal Description

Case Status Open **Case #** 4447 **Date Next Inspection** 7/20/2021

Notes Installation of (2) new mini split a/c on side of mobile home. Mobile Home owner will need to obtain a building permit from the Town's Building Department.

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/21/2019		Notice of Violation	Posted to Property
6/29/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021

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Total Postage and
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Street and Apt. No., 11900 BISCAYNE BLVD #807
City, State, ZIP+4® DEERFIELD BEACH, FL 33442
NOH # 4447

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Restricted Delivery $

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Total Postag
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WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

Sent To MICHEL DONAIS
Street and Ap 65 W LAKE DRIVE
City, State, Z PEMBROKE PARK, FL 33009
NOH # 4447

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage
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WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

Sent To PEMBROKE PARK LAKES INC
Street and Apt. No., 43-A W LAKE DRIVE
City, State, ZIP+4® PEMBROKE PARK, FL 33009
NOH # 4447

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Mailing Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Registered Agent Name & Address

GLASER, ALLAN M., ESQ.
11900 BISCAYNE BLVD.
#807
MIAMI, FL 33181

Name Changed: 01/27/2015

Address Changed: 04/04/1995

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1701 W HILLSBORO BLVD, # 201
DEERFIELD BEACH, FL 33442

Title PSD

CASTELLANO, WILLIAM
1701 W HILLSBORO BLVD. #201
DEERFIELD BEACH, FL 33442

Annual Reports

Report Year	Filed Date
2019	02/21/2019
2020	01/22/2020
2021	02/11/2021

Document Images

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04/07/2016 -- ANNUAL REPORT	View image in PDF format
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02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format
04/04/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145	ID #	5142 29 00 0223
Property Owner	PEMBROKE PARK LAKES INC	Millage	0613
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026	Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$6,800,510	$74,990	$6,875,500	$4,395,000	
2020	$6,800,510		$6,800,510	$3,927,290	$103,448.85
2019	$3,570,270		$3,570,270	$3,570,270	$77,953.29

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$4,395,000	$6,875,500	$4,395,000	$4,395,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,395,000	$6,875,500	$4,395,000	$4,395,000

Sales History

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
MICHEL DONIAS	)	CASE NO. 4447
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: MICHEL DONIAS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 65 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MICHEL DONIAS
12:43 A.M./P.M. ON THE 6 DAY OF JULY 2021.

TYPE OF SERVICE

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

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 16 day of July, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X 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.

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

MICHEL DONAIS

65 W. LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

4447

Property Owner:

MICHEL DONAIS

65 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

07/06/2021 12:43

AKA:

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

MICHEL DONAIS

65 W. LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

4447

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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 #65

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. Installation of (2) new mini split a/c on side of mobile home.	30

Installation of (2) new mini split a/c on side of mobile home. Mobile Home owner will need to obtain a building permit from the Town's Building Department.

Double permit fee has been assessed to violation

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

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Teressa Malcolm

Code Enforcement Officer

6/29/2021

SPLIT TYPE AIR CONDITIONER
MODEL PIAW12170B
POWER SOURCE 115V~ 60Hz,1Ph
CAPACITY COOLING 12000Btu/h
HEATING 12000Btu/h
DESIGN PRESSURE Hi 550 PSIG Lo 340 PSIG
REFRIGERANT R410A/33.9ozs
OUTDOOR FAN MOTOR LOAD 0.6A
COMPRESSOR LOAD 10.5A
COMPRESSOR LOCKED ROTOR AMPS ——
MINIMUM CIRCUIT AMPACITY 15.0A
MAX.FUSE 20.0A
OUTDOOR UPC: 715688077793
CONFORMS TO UL STD.1995 CERTIFIED TO CSA STD. C22.2 No.236
Intertek 3070293
Premium
07/06/2021 12:45

SPLIT TYPE AIR CONDITIONER
MODEL PIAW12170B
POWER SOURCE 115V~ 60Hz,1Ph
CAPACITY COOLING 12000Btu/h
HEATING 12000Btu/h
DESIGN PRESSURE Hi 550 PSIG Lo 340 PSIG
REFRIGERANT P410A/33.9ozs
OUTDOOR FAN MOTOR LOAD 0.6A
COMPRESSOR LOAD 10.5A
COMPRESSOR LOCKED ROTOR AMPS ——
MINIMUM CIRCUIT AMPACITY 15.0A
MAX.FUSE 20.0A
OUTDOOR UPC: 715688077793
CONFORMS TO UL STD.1995 CERTIFIED TO CSA STD. C22.2 No.236
C US
LISTED
Intertek 3070293
AHRI CERTIFIED
SEE THE BAR CODE FOR THE PRODUCED DATE
Premium
07/06/2021 12:45

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

MICHEL DONAIS

65 W. LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

4447

Property Owner:

MICHEL DONAIS

65 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

07/06/2021 12:43

AKA:

65
07/06/2021 12:43

Premium
inverter
07/06/2021 12:43

07/06/2021 12:43

9997

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Michel DONAIS DATE 3/21 2019

SITE ADDRESS 65 W. Lake Drive

PERMIT # _____ SUB/PARK Pembroke Park Lake

- [ ] STOP ALL WORK
- [x] NO BUILDING PERMIT
- [ ] VIOLATION OF FLORIDA BUILDING CODE # _____
- [x] VIOLATION OF TOWN ORDINANCE # 5-105
- [ ] NFPA # _____
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS Installation of 2 mini Split A/c on side of home. Owner will need mechanical Permits for A/c from Town's Building Department

- [x] 2 X FEE
- [ ] FINE _____ DAYS TO COMPLY 30

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- [ ] STRUCTURAL
- [ ] CODE ENF.
- [ ] PLUMBING
- [ ] SEWER
- [x] MECHANICAL
- [x] ZONING
- [x] ELECTRICAL
- [ ] ENGINEERING

TOWN HALL
966-4600

Jeffrey Louis EXT. # 213
INSPECTOR

Case Overview

Property/Incident Information

Owner	Address	Site Address
Frank Anunzzio	3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #210

Legal Description

Case Status Open **Case #** 5554 **Date Next Inspection** 7/20/2021

Notes
1. Wooden deck/walkway built prior of obtaining a permit. Obtain permit with plans and inspections.
2. Addition (Screen room) built without permit. Obtain permit with plans and inspections.
3. Propane tank , remove prohibited stored item.
4. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2021		Notice of Violation	Hand
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
6/30/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	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: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 7/20/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/20/2021

NOV #5554

TOWN OF PEMBROKE PARK

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

Sent To:

Frank Anunzzio

3100 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009

Case #:

5554

Property Owner:

Property Desc

NOV #5554

TOWN OF PEMBROKE PARK

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

Hasler FIRST-CLASS MAIL
03/02/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

Green Acres Pemberoke MHC LLC

8800 N Bronx Ave
2FL
Skokie, IL 60077

7021 0350 0001 0297 7440

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 0.51

Total Postage and Fe
$ 6.96

Sent To
GREENACRES PEMBROKE MHC LLC
3100 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
NOH # 5554

Street and Apt. No., c

City, State, ZIP+4

Postmark Here

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7419

U.S. Postal Service™
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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
$ 0.91

Total Postage an
$ 7.36

Sent To
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
NOH # 4343, 5554, & 5705

Street and Apt. No

City, State, ZIP+4

Postmark Here

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7413

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To
FRANK ANUNNZZIO
3100 W HALLANDALE BEACH BLVD LOT
210
PEMBROKE PARK, FL 33009
NOIH # 5554

Street and Apt. No

City, State, ZIP+4

Postmark Here

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

PS Form 3800, A

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

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
2019	04/30/2019
2020	05/04/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
05/04/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
07/04/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

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

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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$3,001,950	$205,610	$3,207,560	$3,207,560	
2020	$2,729,050	$194,030	$2,923,080	$2,923,080	$63,085.33
2019	$2,729,050	$194,160	$2,923,210	$2,915,330	$63,706.43

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,207,560	$3,207,560	$3,207,560	$3,207,560
Portability	0	0	0	0
Assessed/SOH	$3,207,560	$3,207,560	$3,207,560	$3,207,560
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	$3,207,560	$3,207,560	$3,207,560	$3,207,560

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
$5.50	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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Case #:

5554

Sent To:

Frank Anunzzio

3100 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009

Certified Mail #:

Property Owner:

Frank Anunzzio

3100 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009

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 #210

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Wooden deck/walkway built prior of obtaining a permit. Obtain permit with plans and inspections.
2. Addition (Screen room) built without permit. Obtain permit with plans and inspections.
3. Propane tank , remove prohibited stored item.
4. A double permit fee has been assessed.

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, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Teressa Malcolm

Code Enforcement Officer

6/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
FRANK ANUNZZIO	)	CASE NO. 5554
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: FRANK ANUNZZIO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING ADDRESS:

3100 W HALLANDALE BEACH BLV LOT 210, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: FRANK ANUNZZIO
AT 1:07 A.M./P.M. ON THE 16 DAY OF JULY 2021.

TYPE OF SERVICE

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

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

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

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

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

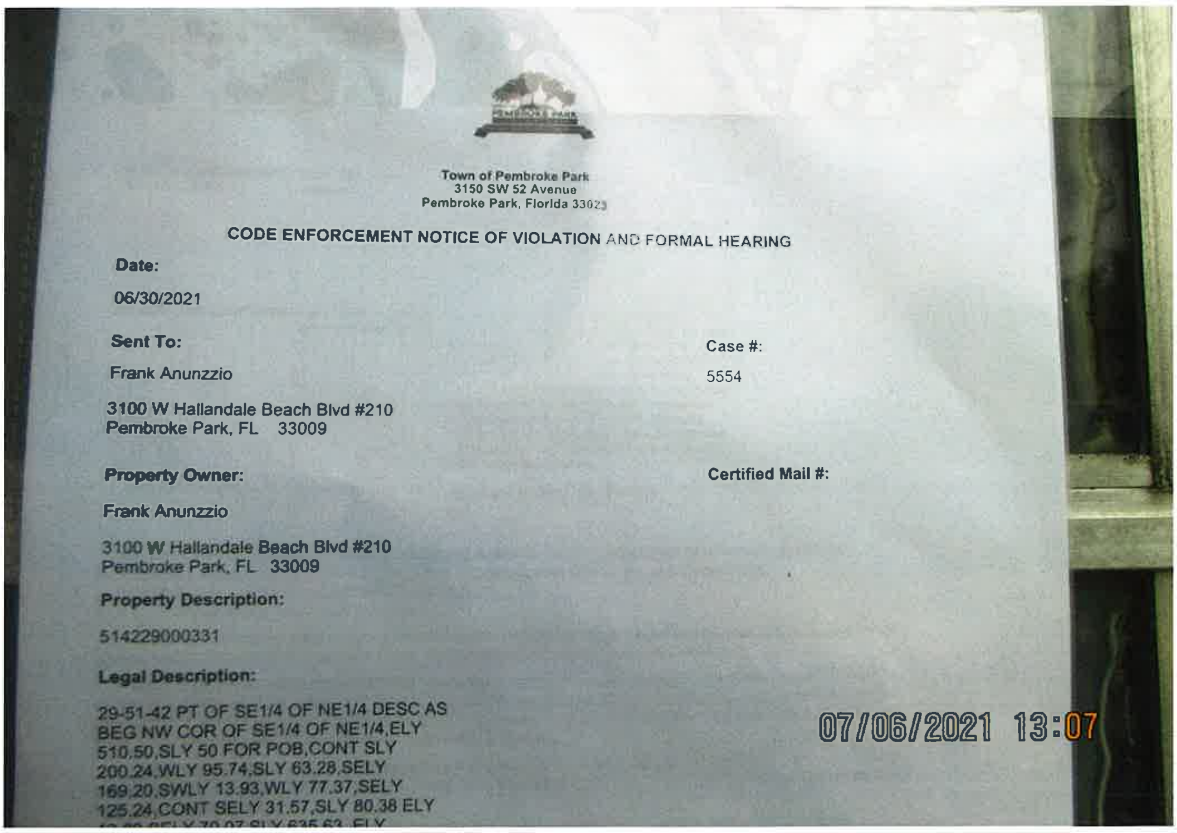
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 16 day of July, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X 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.



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

Frank Anunzzio

3100 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009

Case #:

5554

Property Owner:

Frank Anunzzio

3100 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009

Certified Mail #:

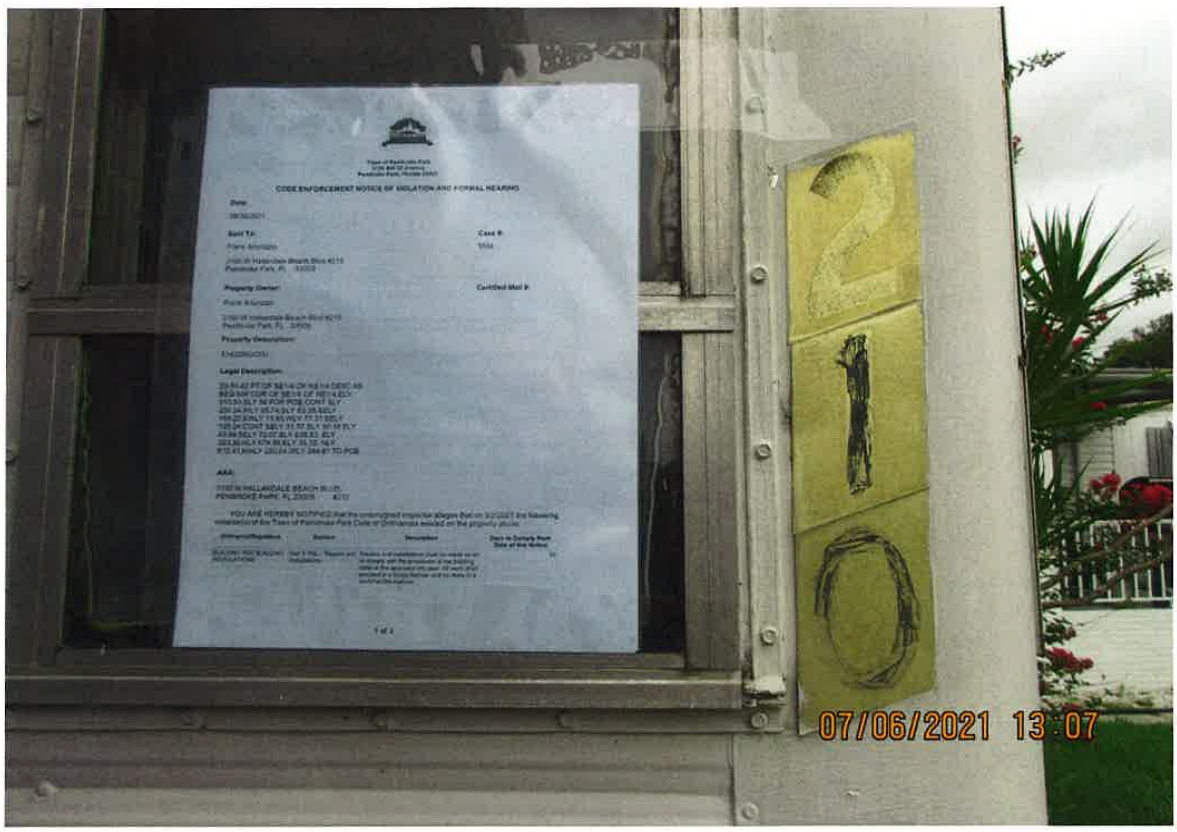
Property Description:

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

07/06/2021 13:07


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
07/06/2021 13:07

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

Sent To:	**Case #:**	**Date:**
Frank Anunzzio	5554	3/2/2021 12:00:00 AM
3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009		

Property Owner:	**Property Description:**
Frank Anunzzio	514229000331
3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009	

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 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 #210

Mailing Purposes Only

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5554

FRANK ANUNIZZO
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: FRANK ANUNIZZO
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3100 W HALLANDALE BEACH BLVD LOT 210, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: FRANK ANUNIZZO
AT 8:40 A.M./P.M. ON THE 11 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of May, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

05/10/2021 08:46

05/10/2021 08:45

05/10/2021 08:45

05/10/2021 08:45

05/10/2021 08:45

05/10/2021 08:45

05/10/2021 08:45

05/10/2021 08:45

05/10/2021 08:45

05/10/2021 08:45

05/10/2021 08:46

05/10/2021 08:46

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Frank Anunzzio 3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009	5554	03/02/2021

Property Owner:	Property Description:	Certified Mail #:
Frank Anunzzio 3100 W Hallandale Beach Blvd #210 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 #210

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

1. Wooden deck/walkway built prior of obtaining a permit. Obtain permit with plans and inspections.
2. Addition (Screen room) built without permit. Obtain permit with plans and inspections.
3. Propane tank , remove prohibited stored item.

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

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

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name _____

Date 3-1-2021

Site Address 3100 W Hallandale Beach BLVD lot 210

Case # _____

Sub/Park Green Acres M/H

Permit # _____

☐ *STOP ALL WORK

☑ No Building Permit

☑ Violation of Florida Building Code # 5-105; 2(A)2(B)

☑ Violation of Town Ordinance # _____

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

wooden deck built without permit.
Addition and shed installed without permit
propane tank needs to be removed.

Corrective Action(s)

Obtain building permit with plans + inspections for shed, screen room, + wooden deck. (walk way) + remove propane tank.

☑ Structural ☐ Plumbing ☑ Mechanical ☐ Electrical
☑ Code Enforcement ☑ Zoning ☐ Business Tax Receipt ☐ Other _____

☑ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

T. Malcolm
Code Enforcement Officer

Posted on door
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

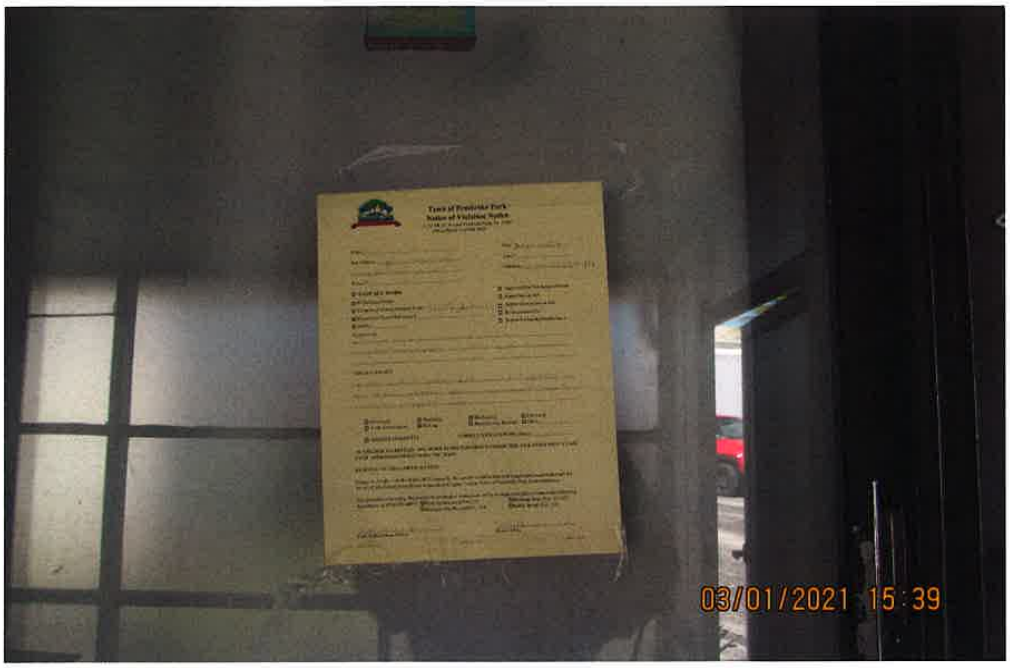
03/01/2021 15:20

03/01/2021 15:19

03/01/2021 15:19

03/01/2021 15:19

03/01/2021 15:19


03/01/2021 15:39

03/01/2021 15:20

03/01/2021 15:20

03/01/2021 15:20

03/01/2021 15:20

03/01/2021 15:20

03/01/2021 15:29

03/01/2021 15:29

03/01/2021 15:29

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. FRANK ANUNZZIO Respondent(s)	))))))	Case No.: 5554

VACATION OF AMENDED FINAL ORDER AND ISSUANCE OF CONTINUANCE ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3100 W HALLANDALE BEACH BLVD LOT 210, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GREEN ACRES PEMBROKE MHC LLC, 8800 N BRONX AVE 2 FL, SKOKIE, IL 60077

FOLIO NO.: 514229000331

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

The Special Magistrate finds that the Amended Final Order attached hereto as Exhibit A was entered in error and is hereby vacated and replaced with this Order of Continuance, as more fully set forth below.

ORDER

THEREFORE, it is the Order of the Special Magistrate that the fine confirmation hearing in regard to Case No. 5554 shall be continued until further notice.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above ~~in this~~ Final Order on this 16 day of June, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

EXHIBIT A

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5554
vs.	)	
FRANK ANUNZZIO Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3100 W Hallandale Beach Blvd Lot 210, Pembroke Park, FL 33009

PROPERTY OWNER: Green Acres Pembroke LLC, 8800 N Bronx Ave 2nd Floor, Skokie, IL 60077

FOLIO NO.: 514229000331

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

EXHIBIT A

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 12-48 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **$50.00** PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suárez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of May, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
Gladys Manana	2308 SW 31 CT Pembroke Park, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

Legal Description

Case Status Open **Case #** 5558 **Date Next Inspection** 7/20/2021

Notes

1. Windows changed out without a permit. Obtain permit, plans, and inspections.
2. Doors changed out without a permit. Obtain permit, plans, and inspections.
3. Multiple addition added to original mobile home. Obtain permit, plans, and inspections for addition including possible electrical and mechanical work for a/c unit.
4. Wooden deck or walk way built without a permit. Obtain permit, plans, and inspections.
5. Screen room/porch added without permit. Obtain permit, plans, and inspections.
6. Double permit fee assessed for all work done prior of obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2021		Notice of Violation	Hand
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
6/30/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 7/20/2021

NOV. #5558

TOWN OF PEMBROKE PARK

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

Hasler
03/04/2021
US POSTAGE $0

01

DAVID E ZELL TR
140 GREENS RD
HOLLYWOOD, FL 33021

NOV #5558

TOWN OF PEMBROKE PARK

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

Hasler
03/04/2021
US POSTAGE $

Sent To:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Case #:

5558

7021 0350 0001 0297 7341

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Postage
$ 0.51

Total Postage and Fees
$ 6.96

Sent To

Street and Apt. No.

City, State, ZIP+4

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

GLADYS MANANA
2308 SW 31 CT
PEMBROKE PARK, FL 33009
NOH # 5558

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7471

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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
$ 0.51

Total Postage and Fees
$ 7.16

Sent To

Street and Apt. No.

City, State, ZIP+4

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

DAVID ZELL
1401 GREENS ROAD
HOLLYWOOD, FL 33021
NOH # 5711 & NOH # 5558

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009	ID #	5142 20 00 0520
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS	Millage	0613
		Use	28
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021		

Abbr Legal Description	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,749,190		$2,749,190	$2,378,150	
2020	$2,553,240		$2,553,240	$2,161,960	$49,204.34
2019	$1,965,420		$1,965,420	$1,965,420	$42,912.97

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,749,190	$2,749,190	$2,749,190	$2,749,190
Portability	0	0	0	0
Assessed/SOH	$2,378,150	$2,749,190	$2,378,150	$2,378,150
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,378,150	$2,749,190	$2,378,150	$2,378,150

Sales History

Date	Type	Price	Book/Page or CIN
2/22/2017	DRR-T	$100	114264912
5/30/1979	WD	$875,000	8248 / 695

Land Calculations

Price	Factor	Type
$7.00	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Case #:

5558

Property Owner:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

1. Windows changed out without a permit. Obtain permit, plans, and inspections.
2. Doors changed out without a permit. Obtain permit, plans, and inspections.
3. Multiple addition added to original mobile home. Obtain permit, plans, and inspections for addition including possible electrical and mechanical work for a/c unit.
4. Wooden deck or walk way built without a permit. Obtain permit, plans, and inspections.
5. Screen room/porch added without permit. Obtain permit, plans, and inspections.
6. Double permit fee assessed for all work done prior of obtain permits.

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, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Teressa Malcolm

Code Enforcement Officer

6/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
GLADYS MANANA	)	CASE NO. 5558
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: GLADYS MANANA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2308 SW 31 CT, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: GLADYS MANANA
AT 1:59 A.M./P.M. ON THE 6 DAY OF JULY 2021.

TYPE OF SERVICE

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

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

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

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

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

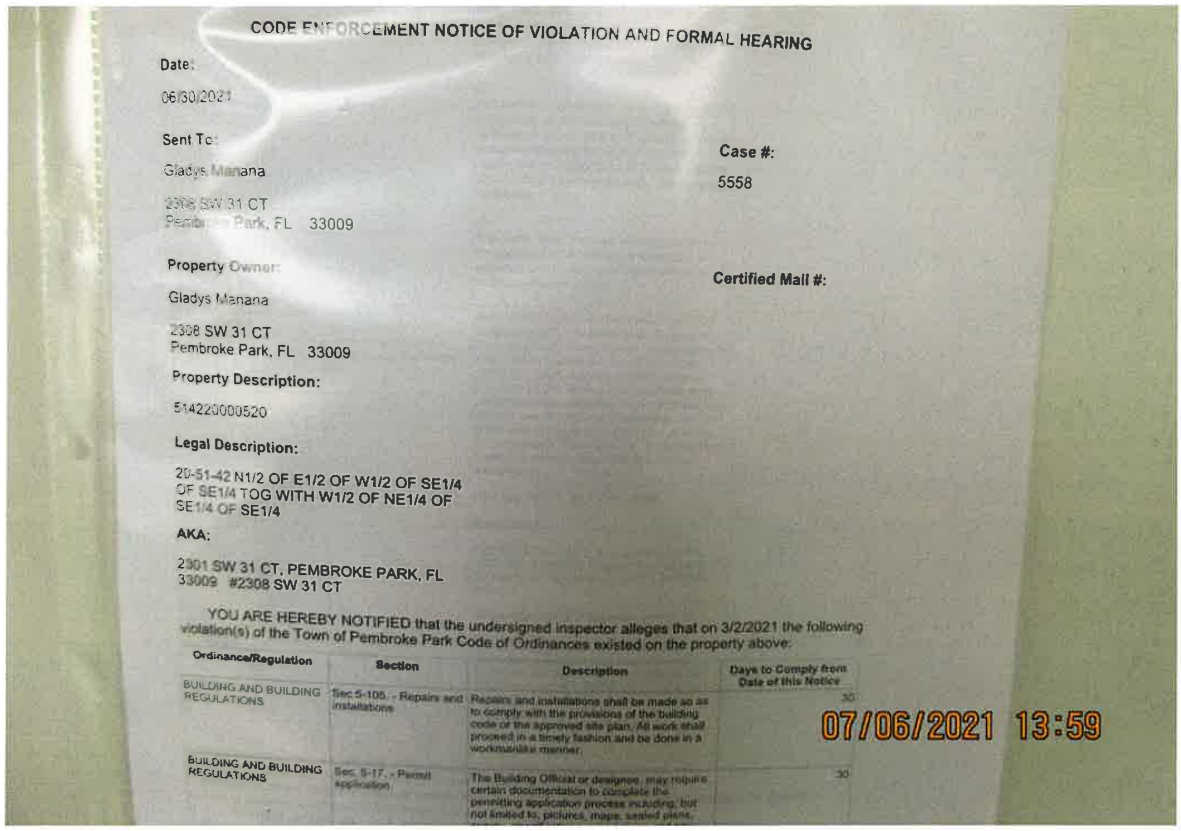
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this 16 day of July, 2021, by Teressa Malcolm 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 ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Case #:

5558

Property Owner:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

07/06/2021 13:59

05/10/2021 04:09

05/10/2021 04:09

2308
05/10/2021 04:09

05/10/2021 04:10

05/10/2021 04:10

05/10/2021 04:10

05/10/2021 04:10

05/10/2021 04:10

05/10/2021 04:10

05/10/2021 04:10

05/10/2021 04:10

05/10/2021 04:11

05/10/2021 04:11

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Case #:

5558

Property Owner:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

1. Windows changed out without a permit. Obtain permit, plans, and inspections.
2. Doors changed out without a permit. Obtain permit, plans, and inspections.
3. Multiple addition added to original mobile home. Obtain permit, plans, and inspections for addition including possible electrical and mechanical work for a/c unit.
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5. Screen room/porch added without permit. Obtain permit, plans, and inspections.
6. Double permit fee assessed for all work done prior of obtain permits.

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

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

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

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

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

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

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

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

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

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

Teressa Malcolm

Code Enforcement Officer

4/26/2021

07/06/2021 13:57

07/06/2021 13:59

07/06/2021 14:00

07/06/2021 14:00

07/06/2021 14:00

07/06/2021 14:00

07/06/2021 13:57

07/06/2021 13:57

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Gladys Manana 2308 SW 31 CT Pembroke Park, FL 33009	5558	03/02/2021

Property Owner:	Property Description:	Certified Mail #:
Gladys Manana 2308 SW 31 CT Pembroke Park, FL 33009	514220000520	

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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Notes/Means of Correction:

1. Windows changed out without a permit. Obtain permit, plans, and inspections.
2. Doors changed out without a permit. Obtain permit, plans, and inspections.
3. Multiple addition added to original mobile home. Obtain permit, plans, and inspections for addition including possible electrical and mechanical work for a/c unit.
4. Wooden deck or walk way built without a permit. Obtain permit, plans, and inspections.
5. Screen room/porch added without permit. Obtain permit, plans, and inspections.
6. Double permit fee assessed for all work done prior of obtain permits.

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

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

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name Gladys Manana

Date March, 2, 2021

Site Address 2308 SW 31 Ct
Pembroke Park, FL 33009

Case # _____

Sub/Park _____

Permit # _____

☐ *STOP ALL WORK
☑ No Building Permit
☑ Violation of Florida Building Code # 5-105 5(2A) + 5(2B)
☑ Violation of Town Ordinance # _____
☐ NFPA # _____

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

Violation (s)
multiple windows changed out, multiple additions (3) added, screen room, + wooden deck built without permit.

Corrective Action(s)
obtain building permits for additions (3), windows, screen room and doors with inspections + plans.

☑ Structural ☑ Plumbing ☑ Mechanical ☑ Electrical
☑ Code Enforcement ☑ Zoning ☐ Business Tax Receipt ☐ Other _____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30 Days

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

T. Malcolm
Code Enforcement Officer

Posted on property
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Case #:

5558

Property Owner:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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03.02.2021 16.29

03.02.2021 16:29

Case Overview

Property/Incident Information

Owner	Address	Site Address
Gladys Manana	2308 SW 31 CT Pembroke Park, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

Legal Description

Case Status Open **Case #** 5558 **Date Next Inspection** 7/20/2021

Notes

1. Windows changed out without a permit. Obtain permit, plans, and inspections.
2. Doors changed out without a permit. Obtain permit, plans, and inspections.
3. Multiple addition added to original mobile home. Obtain permit, plans, and inspections for addition including possible electrical and mechanical work for a/c unit.
4. Wooden deck or walk way built without a permit. Obtain permit, plans, and inspections.
5. Screen room/porch added without permit. Obtain permit, plans, and inspections.
6. Double permit fee assessed for all work done prior of obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2021		Notice of Violation	Hand
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
6/30/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 7/20/2021

NOV. #5558

TOWN OF PEMBROKE PARK

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

Hasler
03/04/2021
US POSTAGE $0
01

David E Zell TR
140 Greens RD
Hollywood, FL 33021

NOV #5558

TOWN OF PEMBROKE PARK

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

Hasler
03/04/2021
US POSTAGE $

Sent To:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Case #:

5558

7021 0350 0001 0297 7341

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 0.51

Total Postage ar
$ 6.96

Sent To

Street and Apt. N

City, State, ZIP+

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

GLADYS MANANA
2308 SW 31 CT
PEMBROKE PARK, FL 33009
NOH # 5558

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7471

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 0.51

Total Postage ar
$ [illegible]

Sent To
$1.16

Street and Apt. N

City, State, ZIP+

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

DAVID ZELL
1401 GREENS ROAD
HOLLYWOOD, FL 33021
NOH # 5711 & NOH # 5558

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009	ID #	5142 20 00 0520
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS	Millage	0613
		Use	28
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021		

Abbr Legal Description	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,749,190		$2,749,190	$2,378,150	
2020	$2,553,240		$2,553,240	$2,161,960	$49,204.34
2019	$1,965,420		$1,965,420	$1,965,420	$42,912.97

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,749,190	$2,749,190	$2,749,190	$2,749,190
Portability	0	0	0	0
Assessed/SOH	$2,378,150	$2,749,190	$2,378,150	$2,378,150
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,378,150	$2,749,190	$2,378,150	$2,378,150

Sales History

Date	Type	Price	Book/Page or CIN
2/22/2017	DRR-T	$100	114264912
5/30/1979	WD	$875,000	8248 / 695

Land Calculations

Price	Factor	Type
$7.00	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
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AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

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1. Windows changed out without a permit. Obtain permit, plans, and inspections.
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5. Screen room/porch added without permit. Obtain permit, plans, and inspections.
6. Double permit fee assessed for all work done prior of obtain permits.

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

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

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

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

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

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

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

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

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

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

Teressa Malcolm

Code Enforcement Officer

4/26/2021

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

Sent To:	**Case #:**	**Date:**
Gladys Manana	5558	4/26/2021 12:00:00 AM
2308 SW 31 CT Pembroke Park, FL 33009		

Property Owner:	**Property Description:**
Gladys Manana	514220000520
2308 SW 31 CT Pembroke Park, FL 33009	

Legal Description:	**AKA:**
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

Mailing Purposes Only

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Case #:

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Certified Mail #:

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05/10/2021 04:11

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Case #:

5558

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Gladys Manana

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Certified Mail #:

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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You 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.

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Teressa Malcolm

Code Enforcement Officer

6/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
GLADYS MANANA	)	CASE NO. 5558
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: GLADYS MANANA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2308 SW 31 CT, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: GLADYS MANANA AT 1:59 A.M./P.M. ON THE 6 DAY OF JULY 2021.

TYPE OF SERVICE

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

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

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

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

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

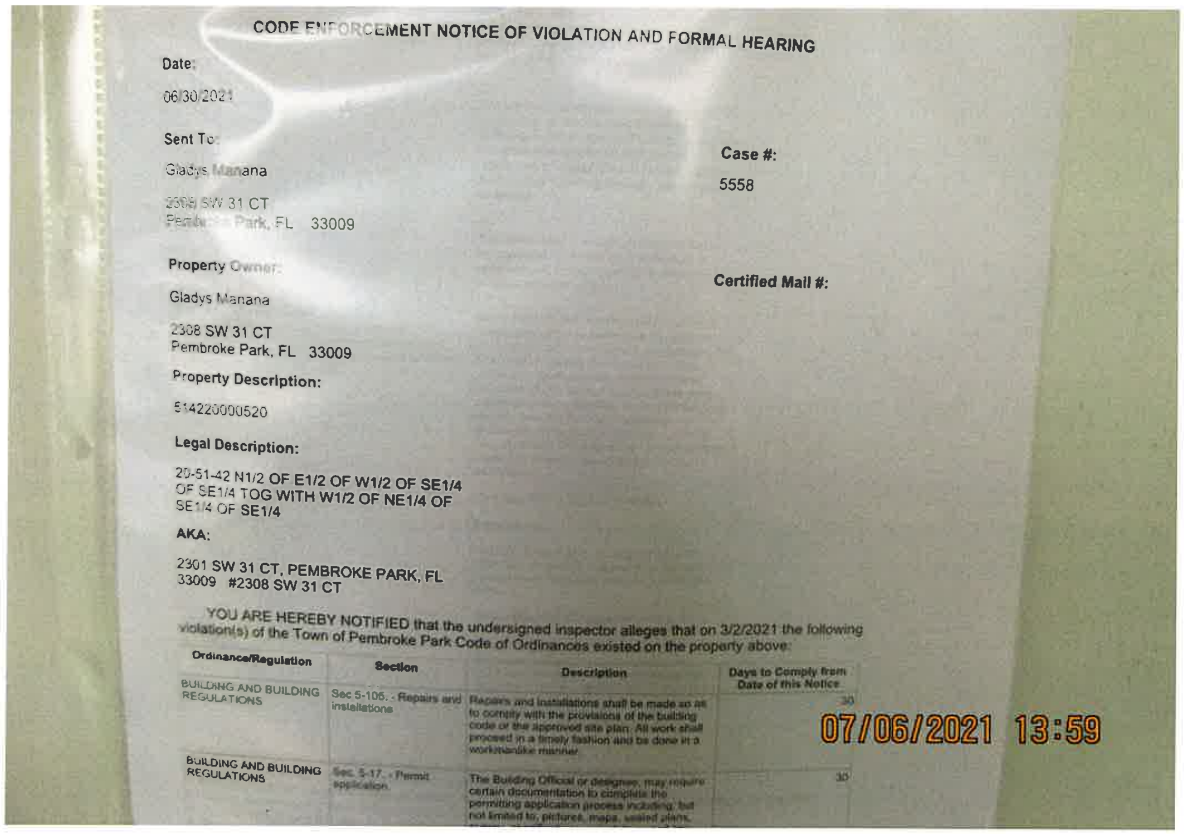
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 16 day of July, 2021, by Teressa Malcolm 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 ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

Gladys Manana

2309 SW 31 CT
Pembroke Park, FL 33009

Case #:

5558

Property Owner:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

07/06/2021 13:59

07/06/2021 13:57

07/06/2021 13:59

07/06/2021 14:00

07/06/2021 14:00

07/06/2021 14:00

07/06/2021 14:00

07/06/2021 13:57

07/06/2021 13:57

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Gladys Manana 2308 SW 31 CT Pembroke Park, FL 33009	5558	03/02/2021

Property Owner:	Property Description:	Certified Mail #:
Gladys Manana 2308 SW 31 CT Pembroke Park, FL 33009	514220000520	

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name Gladys Manana

Date March, 2. 2021

Site Address 2308 SW 31 Ct
Pembroke Park, FL 33009

Case # _____

Sub/Park _____

Permit # _____

☐ *STOP ALL WORK

☑ No Building Permit

☑ Violation of Florida Building Code # 5-105 5(2A) + 5(2B)

☑ Violation of Town Ordinance # _____

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

multiple windows changed out, multiple additions (3) added, screen room, + wooden deck built without permit.

Corrective Action(s)

obtain building permits for additions (3), windows, screen room and doors with inspections + plans.

☑ Structural ☑ Plumbing ☑ Mechanical ☑ Electrical
☑ Code Enforcement ☑ Zoning ☐ Business Tax Receipt ☐ Other _____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30 Days

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

T. Malcolm
Code Enforcement Officer

Posted on property
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

03 02 2021 16 15

03 02 2021 16 16

03.02.2021 16:16

03.02.2021 16:16

03 02 2021 16 16

03 02 2021 16 16

03.02.2021 16:17

03.02.2021 16:17

03 02 2021 16 17

03 02 2021 16 17

03 02 2021 16 29

03 02 2021 16 29

03.02.2021 16:29

03.02.2021 16:29

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5558
vs.	)	
GLADYS MANANA Respondent(s)	)	

VACATION OF FINAL ORDER AND
ISSUANCE OF CONTINUANCE ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2308 SW 31 CT, PEMBROKE PARK, FL 33009

PROPERTY OWNER: DAVID E ZELL TR, 140 GREENS RD, HOLLYWOOD, FL 33021

FOLIO NO.: 514229000331

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

The Special Magistrate finds that the Final Order attached hereto as Exhibit A was entered in error and is hereby vacated and replaced with this Order of Continuance, as more fully set forth below.

ORDER

THEREFORE, it is the Order of the Special Magistrate that the fine confirmation hearing in regard to Case No. 5558 shall be continued until further notice.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael Suárez-Rivas Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 day of June, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

EXHIBIT A

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5558
vs.	)	
GLADYS MANANA Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2308 SW 31 CT, Pembroke Park, FL 33009

PROPERTY OWNER: David E Zell TR, Hallandale MHC LLC, 140 Greens Rd, Hollywood, FL 33021

FOLIO NO.: 514229000520

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

EXHIBIT A

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **$50.00** PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of May, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5558
vs.	)	
GLADYS MANANA Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2308 SW 31 CT, Pembroke Park, FL 33009

PROPERTY OWNER: David E Zell TR, Hallandale MHC LLC, 140 Greens Rd, Hollywood, FL 33021

FOLIO NO.: 514229000520

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **$50.00** PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suárez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of May, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PHILIPPE,PIERRRE & EDITH	1325 NE 203 ST MIAMI, FL 33179	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 # 1-2

Legal Description

Case Status Open **Case #** 5604 **Date Next Inspection** 7/20/2021

Notes

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (I.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
6/30/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/20/2021
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 7/20/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/20/2021
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-152. - Registration of system.	Every person who installs, maintains or operates a private alarm system shall, within thirty (30) days of installing such system, register the system with the Town, and obtain a decal for which a fee of thirty-five dollars ($35.00) shall be charged. Registration shall be on a form provided by the Town and shall include provision for identification of the alarm user and one (1) or more persons who are authorized to enter the premises with their respective business and residence addresses and telephone numbers. The decal shall state that the premises are protected by a private alarm system. The decal shall be affixed in a conspicuous place on the premises. It shall be the duty of every person registering a private alarm system to notify the Town in writing of any change in the information contained on the registration form. Such registration shall expire on September 30 of each year and shall be renewed each year thereafter for ten dollars ($10.00). Any registration not renewed by Oc...	Not in Compliance - Reinspection Date: 7/20/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 7/20/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 7/20/2021

NOV #5609

TOWN OF PEMBROKE PARK

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

Hasler
03/15/2021
US POSTAGE $(

01

Pierre + Edith Philippe
5501 SW 33 St #(S) 2
Pembroke Park
FL
33023

NOV # 5604

TOWN OF PEMBROKE PARK

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

Hasler
03/15/2021
US POSTAGE $(

0

Pierre + Edith Philippe
5501 SW 33 St #N(1)
Pembroke Park
FL
33023

NOV # 3614

TOWN OF PEMBROKE PARK

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

Hasler
03/15/2021
US POSTAG

Sent To:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Case #:

5604

SENDER: COMPLETE THIS SECTION

- Complete it.
- 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:

PIERRE & EDITH PHILLIPE
1325 NE 203 ST
MIAMI, FL 33179
NOH # 5604

9590 9402 6610 1028 6961 77

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7464

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Covl9 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Phillipe
C. Date of Delivery 7/2

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

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

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

7021 0350 0001 0297 7464

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 $

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

Postmark Here

Postage $0.51
Total Postage $6.96

Sent To PIERRE & EDITH PHILLIPE
Street and Apt 1325 NE 203 ST
City, State, ZI MIAMI, FL 33179
NOH # 5604

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7457

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 $

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

Postmark Here

Postage $0.51
Total Postage and $6.96

Sent To PIERRE & EDITH PHILIPPE
Street and Apt. No. 5501 SW 33 ST #1-2
City, State, ZIP+4® PEMBROKE PARK, FL 33023
NOH # 5604

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 5101

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

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33024 MAY 03 2021

Postage
$ 0.51

Total Postage and Fees
$ 7.47

NOH #5604

Sent To
Current Tenant

Street and Apt. No., or PO Box No.
5501 SW 33 St # 2

City, State, ZIP+4®
Pemberoke Park FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 5033

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

HILLCREST POSTAL HOLLYWOOD FL 33024 MAY 03 2021

Postage
$ 0.51

Total Postage and Fees
$ 7.47

NOH #5604

Sent To
Philippe + Edith Pierre

Street and Apt. No., or PO Box No.
1325 NE 203 St

City, State, ZIP+4®
Miami, FL 33179

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 5415

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

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33024 MAY 10 2021

Postage
$

Total Postage and Fees
$ 6.96

5604 NOH

Sent To
Phillipe + Edith Pierre

Street and Apt. No., or PO Box No.
1325 NE 203 St

City, State, ZIP+4®
Miami FL 33179

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 5095

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

MAY 03 2021

Postage
$ 0.51

Total Postage and Fees
$ 7.47

NOH #5604

Sent To
Current tenant

Street and Apt. No., or PO Box No.
5501 SW 33 St # 2

City, State, ZIP+4®
Pemberoke Park FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Current Tenant
5501 SW 33 St #2
Pembroke Park
FL 33023

9590 9402 6610 1028 7096 62

2. Article Number (Transfer from service label)

7021 0350 0001 0297 5101

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID 19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) RT 13 C. Date of Delivery 5/6/21

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

RECEIVED MAY 07 2021

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
(over $500)

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Current Tenant
5501 SW 33 St #2
Pembroke Park
FL 33023

9590 9402 6610 1028 7094 88

2. Article Number (Transfer from service label)

7021 0350 0001 0297 5095

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID 19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) RT 13 C. Date of Delivery 5/6/21

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

RECEIVED MAY 07 2021

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
(over $500)

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.	)	
PIERRE & EDITH PHILLIPE	)	CASE NO. 5604
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: PIERRE & EDITH PHILLIPE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5501 SW 33 ST #1-2 PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: PIERRE & EDITH PHILLIPE
AT 11:47 A.M./P.M. ON THE 6 DAY OF JULY 2021.

TYPE OF SERVICE

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

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this 16 day of July, 2021, by Teressa Malcolm 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 ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
06/30/2021

Sent To:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Case #:

5604

Property Owner:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Certified Mail #:

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2 # 1-2

07/06/2021 11:47

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Case #:

5604

Property Owner:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Certified Mail #:

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2 # 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
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.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-152. - Registration of system.	Every person who installs, maintains or operates a private alarm system shall, within thirty (30) days of installing such system, register the system with the Town, and obtain a decal for which a fee of thirty-five dollars ($35.00) shall be charged. Registration shall be on a form provided by the Town and shall include provision for identification of the alarm user and one (1) or more persons who are authorized to enter the premises with their respective business and residence addresses and telephone numbers. The decal shall state that the premises are protected by a private alarm system. The decal shall be affixed in a conspicuous place on the premises. It shall be the duty of every person registering a private alarm system to notify the Town in writing of any change in the information contained on the registration form. Such registration shall expire on September 30 of each year and shall be renewed each year thereafter for ten dollars ($10.00). Any registration not renewed by Oc...	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. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	30

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (I.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. A double permit fee has been assessed.

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, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Teressa Malcolm

Code Enforcement Officer

6/30/2021

5501
07/06/2021 11:47

07/06/2021 11:47

KINGMAC
786-312-8215
Landscaping & Dumping
07/06/2021 11:48

07/06/2021 11:48

07/06/2021 11:48

07/06/2021 11:48

07/06/2021 11:48

07/06/2021 11:48

07/06/2021 11:48

07/06/2021 11:48

07/06/2021 11:49

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Case #:

5604

Property Owner:

PHILIPPE,PIERRRE & EDITH

1325 NE 203 ST
MIAMI, FL 33179

Certified Mail #:

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2 # 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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

LICENSES AND BUSINESS REGULATIONS	Sec. 15-152. - Registration of system.	Every person who installs, maintains or operates a private alarm system shall, within thirty (30) days of installing such system, register the system with the Town, and obtain a decal for which a fee of thirty-five dollars ($35.00) shall be charged. Registration shall be on a form provided by the Town and shall include provision for identification of the alarm user and one (1) or more persons who are authorized to enter the premises with their respective business and residence addresses and telephone numbers. The decal shall state that the premises are protected by a private alarm system. The decal shall be affixed in a conspicuous place on the premises. It shall be the duty of every person registering a private alarm system to notify the Town in writing of any change in the information contained on the registration form. Such registration shall expire on September 30 of each year and shall be renewed each year thereafter for ten dollars ($10.00). Any registration not renewed by Oc...	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. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	30

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (I.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. A double permit fee has been assessed.

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

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

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

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

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

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

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

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

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

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

Teressa Malcolm

Code Enforcement Officer

4/29/2021

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5501 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0130
Property Owner	PHILIPPE, PIERRRE & EDITH	Millage	0613
Mailing Address	1325 NE 203 ST MIAMI FL 33179	Use	08
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 5 BLK 2		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$12,000	$191,820	$203,820	$183,720	
2020	$12,000	$162,440	$174,440	$167,020	$3,652.86
2019	$12,000	$139,840	$151,840	$151,840	$3,315.28

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$203,820	$203,820	$203,820	$203,820
Portability	0	0	0	0
Assessed/SOH	$183,720	$203,820	$183,720	$183,720
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$183,720	$203,820	$183,720	$183,720

Sales History

Date	Type	Price	Book/Page or CIN
12/23/2017	WD-Q	$190,000	114800836
7/13/2012	SWD-Q-DS	$81,500	48921 / 1301
9/19/2011	QCD-T	$100	48235 / 1451
7/5/2011	CET-D	$64,000	48074 / 717
5/9/2006	WD	$250,000	42061 / 610

Land Calculations

Price	Factor	Type
$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1962/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5604

PIERRE & EDITH PHILLIPE
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: PIERRE & EDITH PHILLIPE
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5501 SW 33 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: PIERRE & EDITH PHILLIPE
AT 1:40 A.M./P.M. ON THE 10 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Signature

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

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

5501
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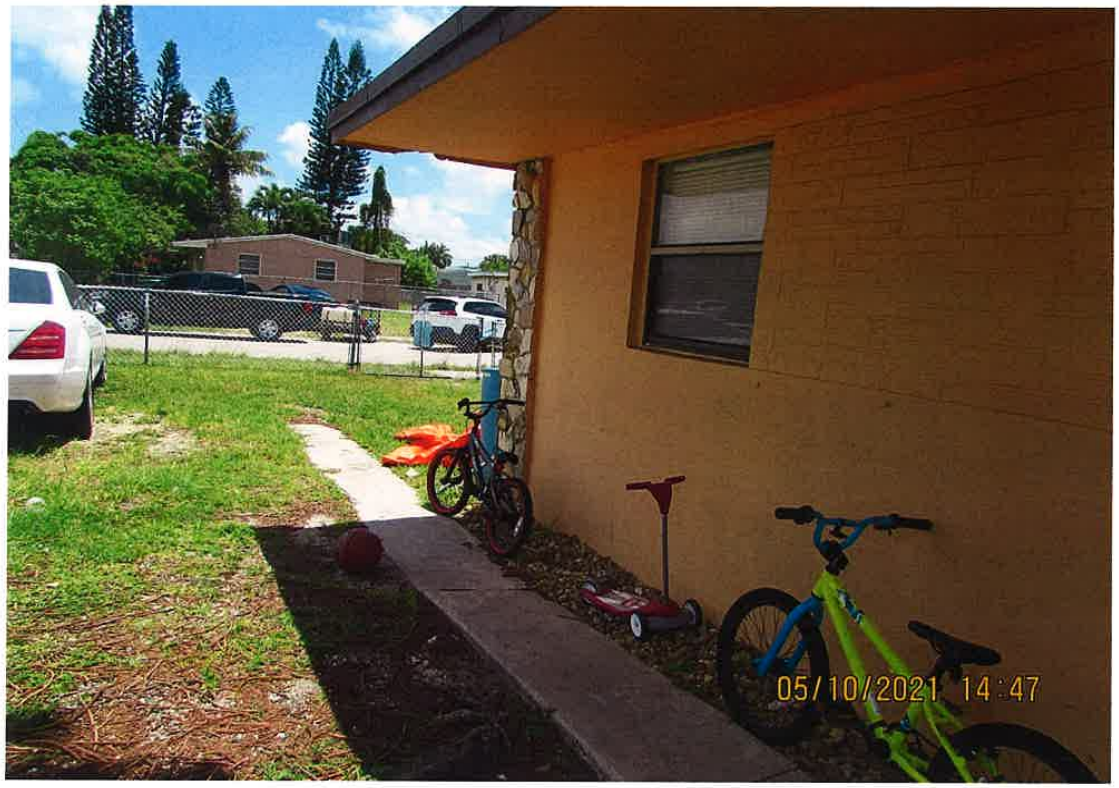
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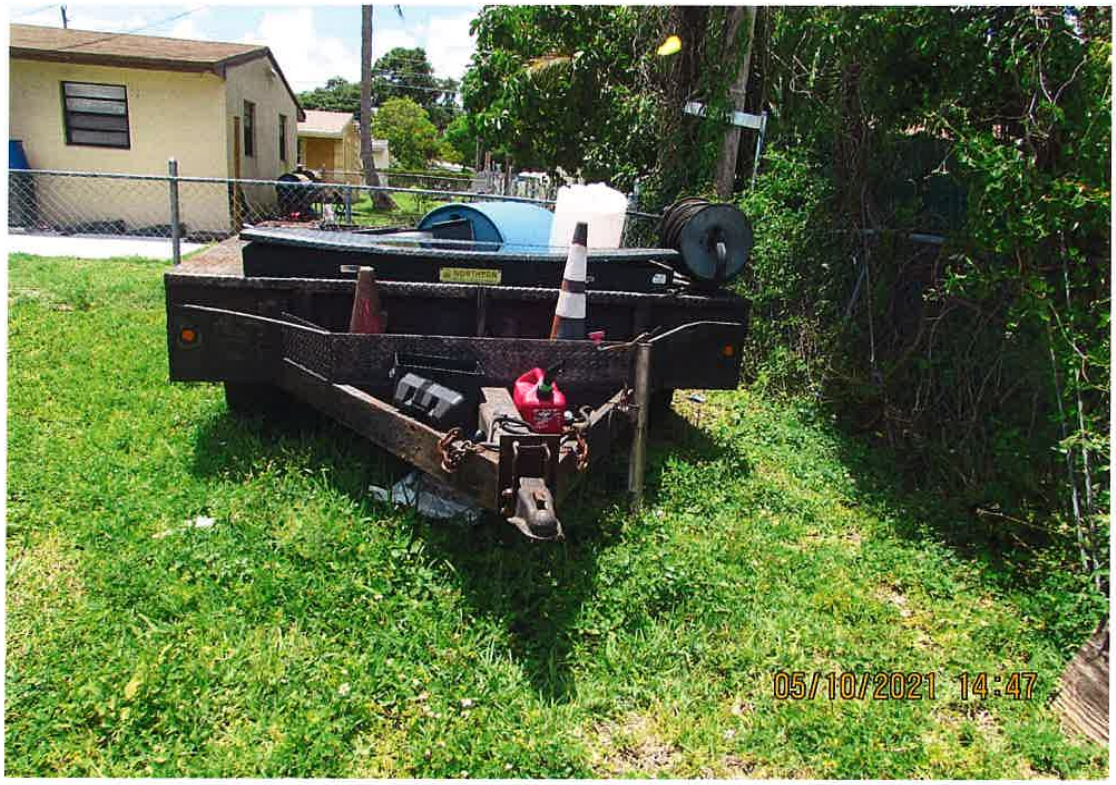
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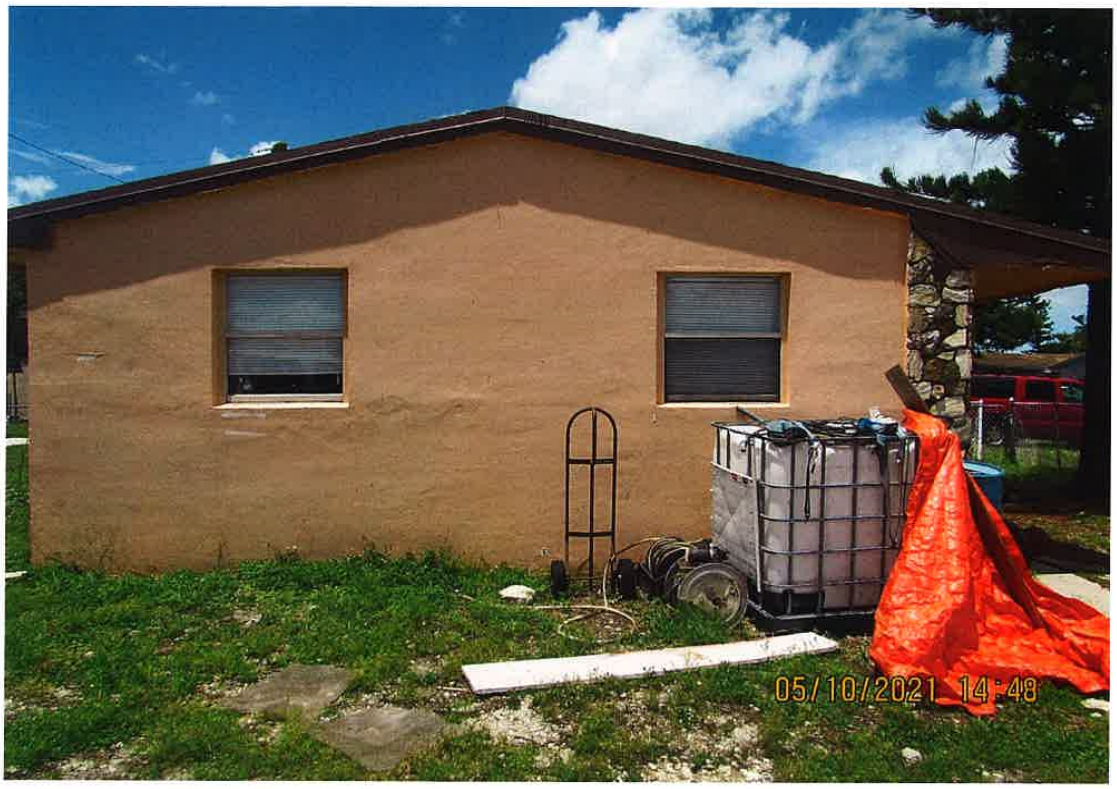
FLORIDA
05/10/2021 14:48

05/10/2021 14:48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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PHILIPPE,PIERRRE & EDITH 1325 NE 203 ST MIAMI, FL 33179	5604	03/15/2021

Property Owner:	Property Description:	Certified Mail #:
PHILIPPE,PIERRRE & EDITH 1325 NE 203 ST MIAMI, FL 33179	514230120130	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 # 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

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.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-152. - Registration of system.	Every person who installs, maintains or operates a private alarm system shall, within thirty (30) days of installing such system, register the system with the Town, and obtain a decal for which a fee of thirty-five dollars ($35.00) shall be charged. Registration shall be on a form provided by the Town and shall include provision for identification of the alarm user and one (1) or more persons who are authorized to enter the premises with their respective business and residence addresses and telephone numbers. The decal shall state that the premises are protected by a private alarm system. The decal shall be affixed in a conspicuous place on the premises. It shall be the duty of every person registering a private alarm system to notify the Town in writing of any change in the information contained on the registration form. Such registration shall expire on September 30 of each year and shall be renewed each year thereafter for ten dollars ($10.00). Any registration not renewed by Oc...	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. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	30

Notes/Means of Correction:

1. Excessive prohibited outdoor storage (junk). Remove all miscellaneous items from property including tires, maintenance equipment.
2. Abandoned vehicles. Remove all abandoned vehicles without current tag; all vehicles must have current tags.
3. Duplex needs exterior maintenance (I.e. pressure wash and/or paint).
4. Fence is falling and has tears. Obtain building permit with plans and complete all required inspections.
5. Verify home based business (no license on file). Obtain BTR license and schedule inspection(s) for BTR.
6. Expired alarm permit #77212. Obtain a alarm permit with plans and any required inspections.
7.A double permit fee has been assessed.

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

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

Teressa Malcolm
Code Enforcement Officer

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5501
03/04/2021 17:21

03/04/2021 17:22

03/04/2021 17:22

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DO NOT
BLOCK
DRIVEWAY
24 HOUR
ACCESS
REQUIRED
03/04/2021 17:24

03/04/2021 17:24

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03/04/2021 17:24

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294.405
03/04/2021 17:20

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03/04/2021 17:21

NOV #5609

TOWN OF PEMBROKE PARK

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

Hasler
03/15/2021
US POSTAGE $C

01

Pierre + Edith Philippe
5501 SW 33 St #(S) 2
Pembroke Park
FL
33023

NOV # 5609

TOWN OF PEMBROKE PARK

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

Hasler
03/15/2021
US POSTAGE $

Pierre + Edith Philippe
5501 SW 33 St #N(1)
Pembroke Park
FL
33023

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

Sent To:	**Case #:**	**Date:**
PHILIPPE,PIERRRE & EDITH	5604	3/15/2021 12:00:00 AM
1325 NE 203 ST MIAMI, FL 33179		

Property Owner:	**Property Description:**
PHILIPPE,PIERRRE & EDITH	514230120130
1325 NE 203 ST MIAMI, FL 33179	

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 # 1-2

Mailing Purposes Only

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PIERRE & EDITH PHILIPPE Respondent(s)	))))))	Case No.: 5604

VACATION OF FINAL ORDER AND
ISSUANCE OF CONTINUANCE ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PIERRE & EDITH PHILIPPE, 1325 NE 203 ST, MIAMI, FL 33179

FOLIO NO.: 51423012130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

The Special Magistrate finds that the Final Order attached hereto as Exhibit A was entered in error and is hereby vacated and replaced with this Order of Continuance, as more fully set forth below.

ORDER

THEREFORE, it is the Order of the Special Magistrate that the fine confirmation hearing in regard to Case No. 5604 shall be continued until further notice.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 day of June, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

EXHIBIT A

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5604
vs.	)	
PIERRE & EDITH PHILLIPE Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5501 SW 33 ST #1-2, Pembroke Park, FL 33023

PROPERTY OWNER: PIERRE & EDITH PHILLIPE, 1325 NE 203 St, Miami, FL 33179

FOLIO NO.: 514230120130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(h)(i);12-41; 12-48; 13-2; 15-152; 15-7; 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(h)(i);12-41; 12-48; 13-2; 15-152; 15-7; 15-24 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **$50.00** PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of May, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
KWITNEY,IRENE SCHWARTZREICH,MILA	20191 E COUNTRY CLUB DR, #2303 AVENTURA, FL 33180	5441 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5636 **Date Next Inspection** 7/20/2021

Notes
1. New a/c installed without a permit. Obtain permit with plans and inspections.
2. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/18/2021		Notice of Violation	Regular Mail
6/29/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 7/20/2021

NOV #5636

TOWN OF PEMBROKE PARK

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

Hasler FIRST-CLASS MAIL
03/22/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:

KWITNEY,IRENE
SCHWARTZREICH,MILA

20191 E COUNTRY CLUB DR, #2303

Case #:

5636

NOV #5636

TOWN OF PEMBROKE PARK

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

Hasler FIRST-CLASS MAIL
03/22/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Current Tenant
5441 SW 41 St
Pembroke Park
FL 33023

7021 0350 0001 0297 7303

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Domestic Mail Only

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

OFFICIAL USE

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

Postage
$ 0.51

Total Postage an
$ 6.96

Sent To

Street and Apt. N

City, State, ZIP+

IRENE KWITNEY &
MILA SCHWARTZREICH
20191 E COUNTRY CLUB DR #2303
AVENTURA, FL 33180
NOH # 5636

WEST HOLLYWOOD HILLS
JUN 30 2021
Postmark Here
WOOD FL 33024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7297

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 0.51

Total Postage
$ 6.96

Sent To

Street and Apt

City, State, ZI

IRENE KWITNEY &
MILA SCHWARTZREICH
5441 SW 41 ST
PEMBROKE PARK, FL 33023
NOH # 5636

WEST HOLLYWOOD HIL
JUN 30 2021
Postmark Here
WOOD FL 33023

PS Form 380

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5441 SW 41 STREET, PEMBROKE PARK FL 33023-6849	ID #	5142 30 27 0130
Property Owner	KWITNEY, IRENE SCHWARTZREICH, MILA	Millage	0613
		Use	01 *
Mailing Address	20191 E COUNTRY CLUB DR, #2303 AVENTURA FL 33180		

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 233.59 TO POB,N 20.33, E 52.35,S 20.33,W 52.28 TO POB AKA: UNIT C-13 LA ESTANCIA

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$9,580	$156,370	$165,950	$129,070	
2020	$9,580	$126,280	$135,860	$117,340	$2,652.88
2019	$9,580	$126,980	$136,560	$106,680	$2,530.62

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$165,950	$165,950	$165,950	$165,950
Portability	0	0	0	0
Assessed/SOH	$129,070	$165,950	$129,070	$129,070
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$129,070	$165,950	$129,070	$129,070

Sales History

Date	Type	Price	Book/Page or CIN
11/13/2009	QCD-T	$100	46664 / 1469
2/26/2008	QCD-T	$100	45132 / 1551
6/29/2006	SWD	$176,200	42376 / 229
4/8/2004	WD*	$600,000	37326 / 934

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	1,064	SF
Adj. Bldg. S.F. (Card, Sketch)		1166
Units		1
Eff./Act. Year Built: 2007/2006		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
IRENE KWITNEY / MILA SCHWARTZREICH	)	CASE NO. 5636
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: IRENE KWITNEY / MILA SCHWARTZREICH

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5441 SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: IRENE KWITNEY / MILA SCHWARTZREICH 11:40 A.M./P.M. ON THE 6 DAY OF JULY 2021.

TYPE OF SERVICE

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

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

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

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

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

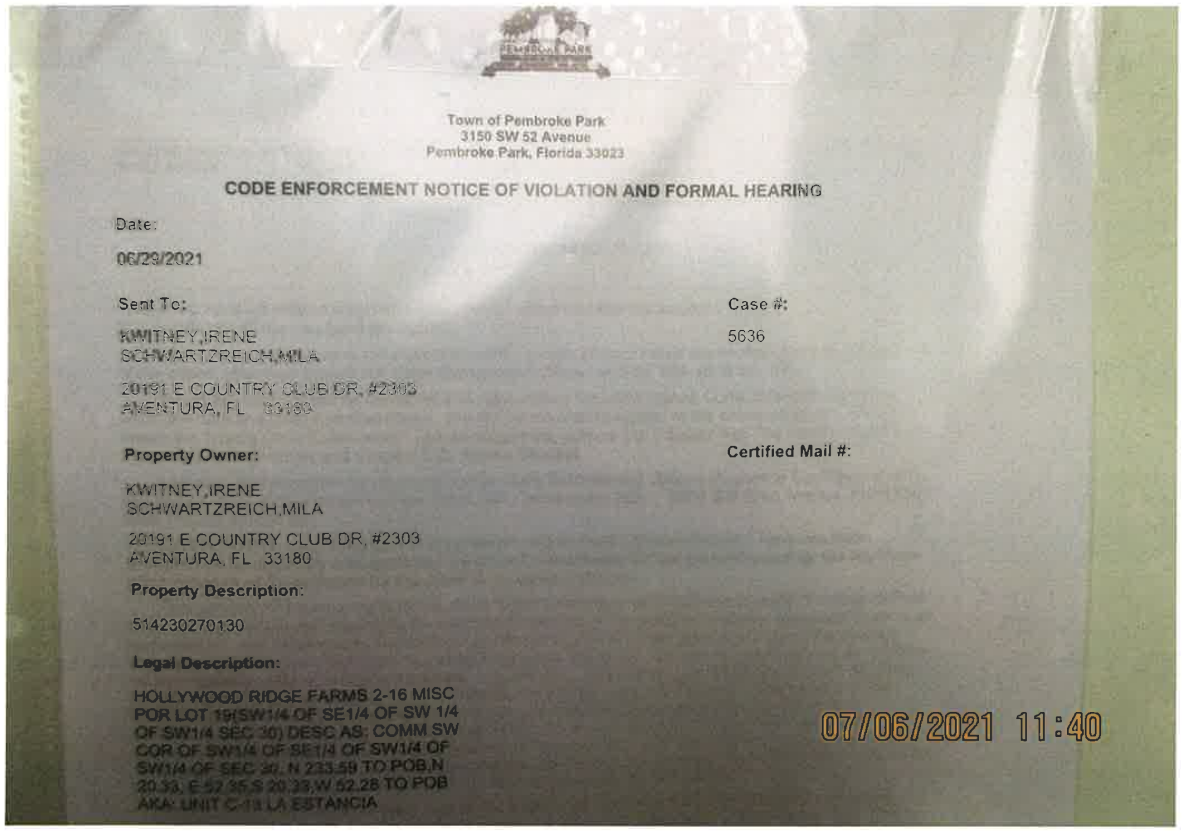
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 16 day of July, 2021, by Teressa Malcolm 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.



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

KWITNEY,IRENE
SCHWARTZREICH,MILA

20191 E COUNTRY CLUB DR, #2303
AVENTURA, FL 33180

Case #:

5636

Property Owner:

KWITNEY,IRENE
SCHWARTZREICH,MILA

20191 E COUNTRY CLUB DR, #2303
AVENTURA, FL 33180

Certified Mail #:

Property Description:

514230270130

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 233.59 TO POB,N 20.33, E 52.35,S 20.33,W 52.28 TO POB AKA: UNIT C-19 LA ESTANCIA

07/06/2021 11:40

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

KWITNEY,IRENE
SCHWARTZREICH,MILA

20191 E COUNTRY CLUB DR, #2303
AVENTURA, FL 33180

Case #:

5636

Property Owner:

KWITNEY,IRENE
SCHWARTZREICH,MILA

20191 E COUNTRY CLUB DR, #2303
AVENTURA, FL 33180

Certified Mail #:

Property Description:

514230270130

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 233.59 TO POB,N 20.33, E 52.35,S 20.33,W 52.28 TO POB AKA: UNIT C-13 LA ESTANCIA

AKA:

5441 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

1. New a/c installed without a permit. Obtain permit with plans and inspections.
2. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Teressa Malcolm

Code Enforcement Officer

6/29/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
KWITNEY,IRENE SCHWARTZREICH,MILA 20191 E COUNTRY CLUB DR, #2303 AVENTURA, FL 33180	5636	03/18/2021

Property Owner:	Property Description:	Certified Mail #:
KWITNEY,IRENE SCHWARTZREICH,MILA 20191 E COUNTRY CLUB DR, #2303 AVENTURA, FL 33180	514230270130	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 233.59 TO POB,N 20.33, E 52.35,S 20.33,W 52.28 TO POB AKA: UNIT C-13 LA ESTANCIA	5441 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

Notes/Means of Correction:

1. New a/c installed without a permit. Obtain permit with plans and inspections.
2. A double permit fee has been assessed.

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

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

Teressa Malcolm
Code Enforcement Officer

3441
03/18/2021 12:35

03/18/2021 12:35

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK LAKES INC	PO BOX 260490 PEMBROKE PINES, FL 33026	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #136 W Lake Drive

Legal Description

Case Status Open **Case #** 5656 **Date Next Inspection** 7/20/2021

Notes

1. New concrete stairs at the back of the house. Obtain a permit with specs and plans and inspections.
2. Verify windows, no records on file. Obtain permits with plans and inspections.
3. New a/c installed. Obtain permit with plans and inspections.
4. Remove prohibited item from property (ie: toilet hidden by the hedges).

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/22/2021		Notice of Violation	Regular Mail
6/29/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 7/20/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/20/2021

NOV #5656

TOWN OF PEMBROKE PARK

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

Hasler
03/22/2021
US POSTAGE $

Sent To:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

5656

NOV #5656

TOWN OF PEMBROKE PARK

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

Hasler
03/22/2021
US POSTAGE $C

01

current Tenant
136 W lake Drive
Pembroke Park
FL. 33009

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

MONIQUE BEAUDRY
136 W LAKE DRIVE
PEMBROKE PARK, FL 33009
NOH # 5656

9590 9402 6610 1028 6973 72

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

7021 0350 0001 0297 7358

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:

MONIQUE BEAUDRY
136 W LAKE DRIVE
PEMBROKE PARK, FL 33009
NOH # 5656

9590 9402 6610 1028 6972 59

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

7021 0350 0001 0297 7310

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

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:

ALLAN GLASER, ESQ.
11900 BISCAYNE BLVD #807
DEERFIELD BEACH, FL 33442
NOH # 5656

9590 9402 6610 1028 6972 66

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

7021 0350 0001 0297 7334

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

7021 0350 0001 0297 7327

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

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

OFFICIAL USE

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

Postage
$ 0.51
Total Postage and
$ 6.96

Postmark Here

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

Sent To PEMBROKE PARK LAKES INC
Street and Apt. 43-A W LAKE DRIVE
City, State, ZIP PEMBROKE PARK, FL 33009
NOH # 5656

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7358

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
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Postage
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Total Postage and
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Postmark Here

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

Sent To MONIQUE BEAUDRY
Street and Apt. No 136 W LAKE DRIVE
City, State, ZIP+4 PEMBROKE PARK, FL 33009
NOH # 5656

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7310

U.S. Postal Service™
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Total Postage and
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WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

Sent To MONIQUE BEAUDRY
Street and Apt. No. 136 W LAKE DRIVE
City, State, ZIP+4 PEMBROKE PARK, FL 33009
NOH # 5656

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7334

U.S. Postal Service™
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51
Total Postage and
$ 6.96

Postmark Here

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

Sent To ALLAN GLASER, ESQ
Street and Apt. 11900 BISCAYNE BLVD #807
City, State, ZIP DEERFIELD BEACH, FL 33442
NOH # 5656

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145	ID #	5142 29 00 0223
Property Owner	PEMBROKE PARK LAKES INC	Millage	0613
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026	Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$6,800,510	$74,990	$6,875,500	$4,395,000	
2020	$6,800,510		$6,800,510	$3,927,290	$103,448.85
2019	$3,570,270		$3,570,270	$3,570,270	$77,953.29

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$4,395,000	$6,875,500	$4,395,000	$4,395,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,395,000	$6,875,500	$4,395,000	$4,395,000

Sales History

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

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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Mailing Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Registered Agent Name & Address

GLASER, ALLAN M., ESQ.
11900 BISCAYNE BLVD.
#807
MIAMI, FL 33181

Name Changed: 01/27/2015

Address Changed: 04/04/1995

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1701 W HILLSBORO BLVD, # 201
DEERFIELD BEACH, FL 33442

Title PSD

CASTELLANO, WILLIAM
1701 W HILLSBORO BLVD. #201
DEERFIELD BEACH, FL 33442

Annual Reports

Report Year	Filed Date
2019	02/21/2019
2020	01/22/2020
2021	02/11/2021

Document Images

02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/02/2004 -- ANNUAL REPORT	View image in PDF format
04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format
04/04/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MONIQUE BEAUDRY) CASE NO. 5656

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MONIQUE BEAUDRY

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 136 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MONIQUE BEAUDRY
12:38 A.M./P.M. ON THE 6 DAY OF JULY 2021.

TYPE OF SERVICE

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

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

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

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

( ) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

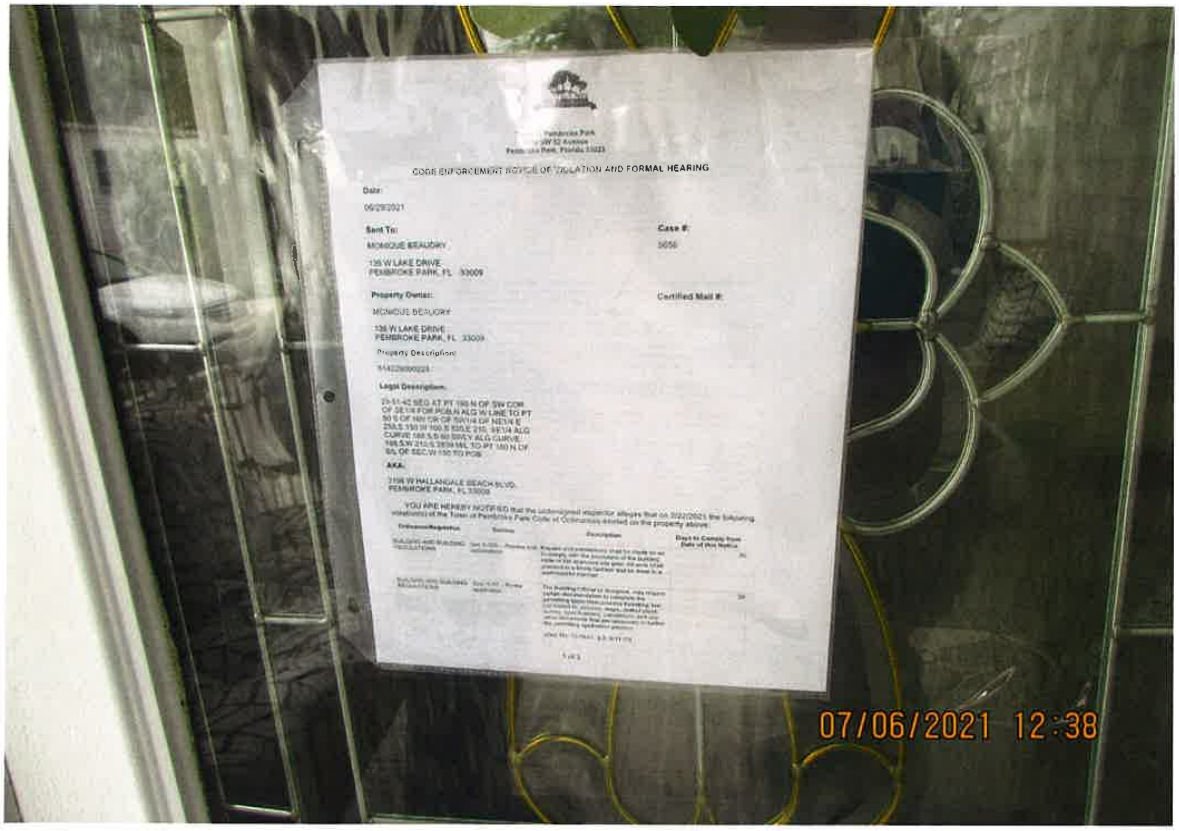
AFFIANT

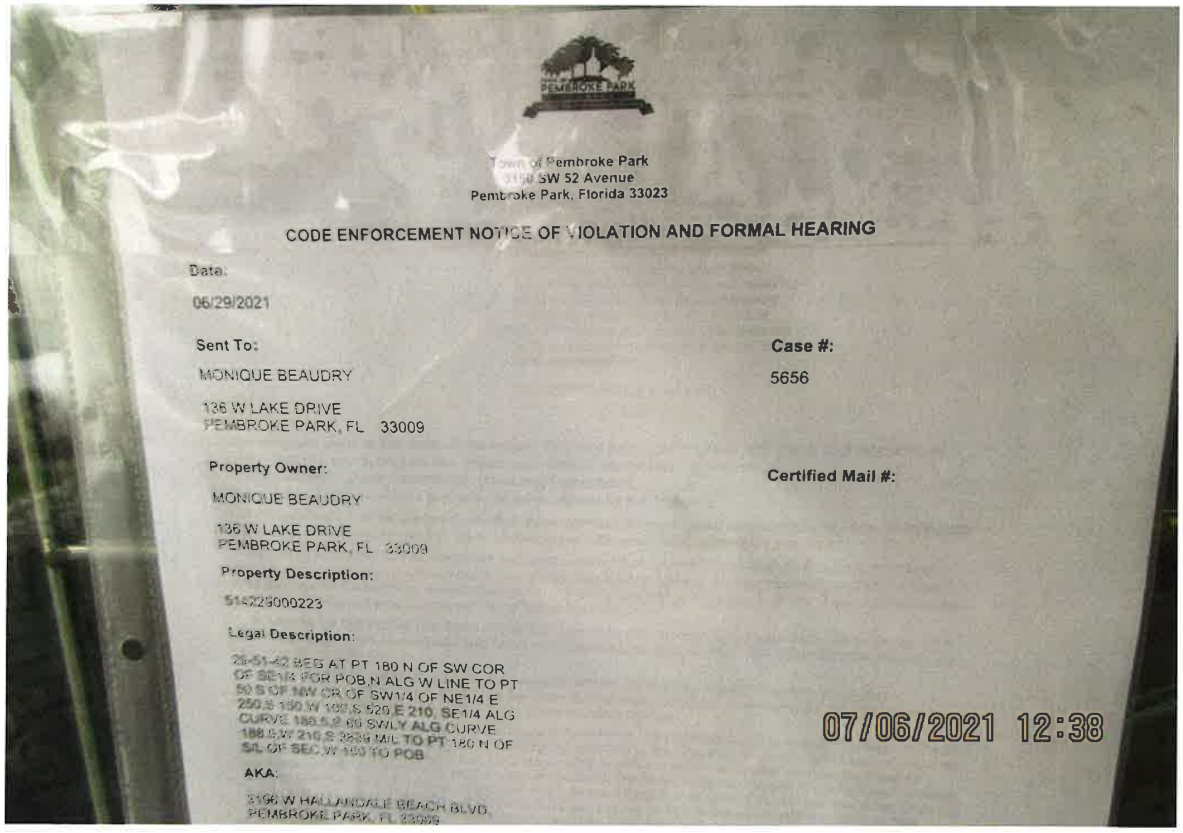
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16 day of July, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

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.





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

MONIQUE BEAUDRY

136 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

5656

Property Owner:

MONIQUE BEAUDRY

136 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514225000223

Legal Description:

26-51-42 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 130 W 100,S 520,E 210, SE1/4 ALG CURVE 188,5,S 60 SWLY ALG CURVE 188,5,W 210,S 3939 MIL TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

07/06/2021 12:38

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

MONIQUE BEAUDRY

136 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

5656

Property Owner:

MONIQUE BEAUDRY

136 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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. New concrete stairs at the back of the house. Obtain a permit with specs and plans and inspections.
2. Verify windows, no records on file. Obtain permits with plans and inspections.
3. New a/c installed. Obtain permit with plans and inspections.
4. Remove prohibited item from property (ie: toilet hidden by the hedges).

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, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer

6/29/2021

07/06/2021 12:38

07/06/2021 12:38

07/06/2021 12:38

07/06/2021 12:39

07/06/2021 12:39

07/06/2021 12:39

07/06/2021 12:37

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136
07/06/2021 12:37

07/06/2021 12:37

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	5656	03/22/2021

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	514229000223	

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 #136 W Lake Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

1. New concrete stairs at the back of the house. Obtain a permit with specs and plans and inspections.
2. Verify windows, no records on file. Obtain permits with plans and inspections.
3. New a/c installed. Obtain permit with plans and inspections.
4. Remove prohibited item from property (ie: toilet hidden by the hedges).

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

03/12/2021 17:11

03/12/2021 17:11

03/12/2021 17:11

AVERTISSEMENT
03/12/2021 17:11

03/12/2021 17:11

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03/29/2021 16:28

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136
03/29/2021 16:23

Case Overview

Property/Incident Information

Owner	Address	Site Address
KWITNEY,IRENE SCHWARTZREICH,MILA	20191 E COUNTRY CLUB DR #2303 AVENTURA, FL 33180	5409 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5676 **Date Next Inspection** 7/20/2021

Notes
1. A/c installed without a permit, no record found. Obtain permit with plans and inspections (Serial Number: W231949000 06/2019).
2. Patio slab appears to need repair or to be filled with concrete. Obtain permit for slab with plans and inspections.
3. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.
4. Remove prohibited items from backyard (I.e: crates etc).

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/23/2021		Notice of Violation	Regular Mail
6/29/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 7/20/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/20/2021

NOV #5676

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/23/2021
US POSTAGE $

current Tenant
5409 SW 41 St
Pembroke Park
FL 33023

NOV #5676

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/23/2021
US POSTAGE $

Sent To:	Case #:
KWITNEY,IRENE SCHWARTZREICH,MILA	5676
20191 E COUNTRY CLUB DR #2303 AVENTURA, FL 33180	

7021 0350 0001 0297 7259

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
$ 0.51

Total Postage an
$

Sent To

Street and Apt. No

City, State, ZIP+4

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33021
Postmark Here

IRENE KWITNEY &
MILA SCHWARTZREICH
20191 E COUNTRY CLUB DR #2303
AVENTURA, FL 33180
NOH # 5676

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7266

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Domestic Mail Only

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Certified Mail Fee
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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage a
$ 6.96

Sent To

Street and Apt.

City, State, ZIP+

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

IRENE KWITNEY &
MILA SCHWARTZREICH
5441 SW 41 ST
PEMBROKE PARK, FL 33023
NOH # 5676

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5409 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0300
Property Owner	KWITNEY, IRENE SCHWARTZREICH, MILA	Millage	0613
		Use	01 *
Mailing Address	20191 E COUNTRY CLUB DR #2303 AVENTURA FL 33180		

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 182.09 TO POB,N 20.00, W 51.95,S 20.00,E 52.00 TO POB AKA: UNIT E-30 LA ESTANCIA

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$9,350	$156,370	$165,720	$128,270	
2020	$9,350	$126,280	$135,630	$116,610	$2,640.38
2019	$9,350	$126,980	$136,330	$106,010	$2,518.95

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$165,720	$165,720	$165,720	$165,720
Portability	0	0	0	0
Assessed/SOH	$128,270	$165,720	$128,270	$128,270
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$128,270	$165,720	$128,270	$128,270

Sales History

Date	Type	Price	Book/Page or CIN
11/13/2009	QCD-T	$100	46664 / 1470
7/21/2009	SWD-Q-DS	$75,500	46440 / 190
7/22/2009	SWD-T	$100	46440 / 184
4/22/2008	CET-T	$100	45401 / 1259
10/2/2006	WD	$255,000	42912 / 1062

Land Calculations

Price	Factor	Type
$9.00	1,039	SF
Adj. Bldg. S.F. (Card, Sketch)		1166
Units		1
Eff./Act. Year Built: 2007/2006		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
IRENE KWITNEY / MILA SCHWARTZREICH	)	CASE NO. 5676
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: IRENE KWITNEY / MILA SCHWARTZREICH

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5409 SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: IRENE KWITNEY / MILA SCHWARTZREICH 11:42 A.M./P.M. ON THE 6 DAY OF JULY 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

( ) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

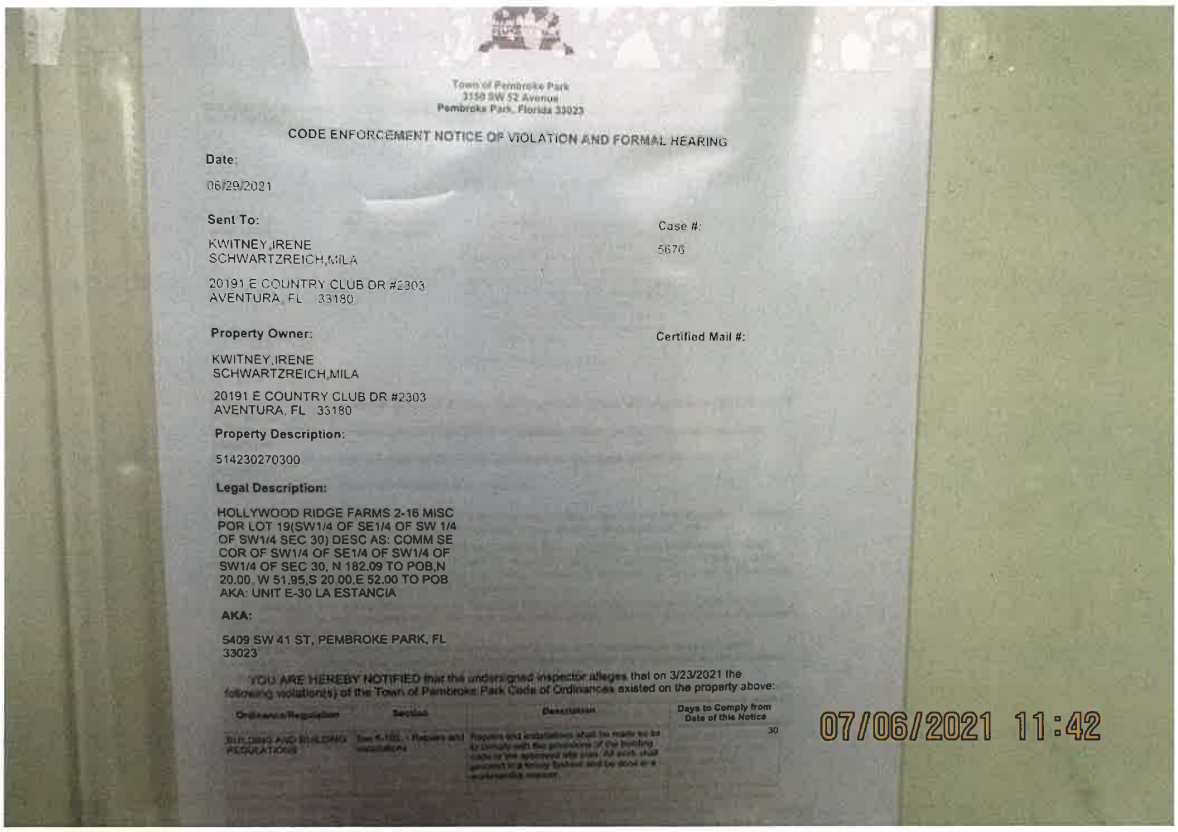
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16 day of July 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

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.

5409
07/06/2021 11:42


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
06/29/2021
Sent To:
KWITNEY,IRENE
SCHWARTZREICH,MILA
20191 E COUNTRY CLUB DR #2303
AVENTURA, FL 33180
Case #:
5676
Property Owner:
KWITNEY,IRENE
SCHWARTZREICH,MILA
20191 E COUNTRY CLUB DR #2303
AVENTURA, FL 33180
Certified Mail #:
Property Description:
514230270300
Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 182.09 TO POB,N
20.00, W 51.95,S 20.00,E 52.00 TO POB
AKA: UNIT E-30 LA ESTANCIA
AKA:
5409 SW 41 ST, PEMBROKE PARK, FL
33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
30
07/06/2021 11:42

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

KWITNEY,IRENE
SCHWARTZREICH,MILA

20191 E COUNTRY CLUB DR #2303
AVENTURA, FL 33180

Case #:

5676

Property Owner:

KWITNEY,IRENE
SCHWARTZREICH,MILA

20191 E COUNTRY CLUB DR #2303
AVENTURA, FL 33180

Certified Mail #:

Property Description:

514230270300

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 182.09 TO POB,N 20.00, W 51.95,S 20.00,E 52.00 TO POB AKA: UNIT E-30 LA ESTANCIA

AKA:

5409 SW 41 ST, PEMBROKE PARK, FL 33023

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. A/c installed without a permit, no record found. Obtain permit with plans and inspections (Serial Number: W231949000 06/2019).
2. Patio slab appears to need repair or to be filled with concrete. Obtain permit for slab with plans and inspections.
3. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.
4. Remove prohibited items from backyard (I.e: crates etc).

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer

6/29/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
KWITNEY,IRENE SCHWARTZREICH,MILA 20191 E COUNTRY CLUB DR #2303 AVENTURA, FL 33180	5676	03/23/2021

Property Owner:	Property Description:	Certified Mail #:
KWITNEY,IRENE SCHWARTZREICH,MILA 20191 E COUNTRY CLUB DR #2303 AVENTURA, FL 33180	514230270300	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 182.09 TO POB,N 20.00, W 51.95,S 20.00,E 52.00 TO POB AKA: UNIT E-30 LA ESTANCIA	5409 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

1. A/c installed without a permit, no record found. Obtain permit with plans and inspections (Serial Number: W231949000 06/2019).
2. Patio slab appears to need repair or to be filled with concrete. Obtain permit for slab with plans and inspections.
3. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.
4. Remove prohibited items from backyard (I.e: crates etc).

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

5409

04/07/2021 12:07

NOTICE/AVIS
04/07/2021 12:07
SINGLE POLE CONTACTORS!
CONTACTEURS UNIPOLAIRES !

Case Overview

Property/Incident Information

Owner	Address	Site Address
SAMOS,WALDO RODRIGO	3459 SW 52 AVE PEMBROKE PARK, FL 33023	3459 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5687 **Date Next Inspection** 7/20/2021

Notes
1. Fence installed prior of obtaining a permit. Obtain permit with plans and inspections.
2. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/23/2021		Notice of Violation	Regular Mail
6/29/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
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NOV #5687

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler F
03/23/2021
US POSTAGE $C

01

Sent To:

SAMOS,WALDO RODRIGO

3459 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5687

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:

WALDO SAMOS
3459 SW 52 AVE
PEMBROKE PARK, FL 33023
NOH # 5687

9590 9402 6610 1028 6973 27

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 7426

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x AT Route 27 ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* Covid 19

C. Date of Delivery 7/2/21

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
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7021 0350 0001 0297 7426

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.61

Total Postage and
$ 6.96

Sent To

Street and Apt. No.,

City, State, ZIP+4®

WALDO SAMOS
3459 SW 52 AVE
PEMBROKE PARK, FL 33023
NOH # 5687

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3459 SW 52 AVENUE, PEMBROKE PARK FL 33023-5423	ID #	5142 30 23 0300
Property Owner	SAMOS, WALDO RODRIGO	Millage	0613
Mailing Address	3459 SW 52 AVE PEMBROKE PARK FL 33023	Use	01 *

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC E 29 OF W 286 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 30-51-42,LESS W 15 FOR RD AKA: UNIT 30,BLDG VIII 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 Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$8,270	$115,780	$124,050	$57,470	
2020	$8,270	$121,910	$130,180	$56,680	$583.02
2019	$8,270	$116,100	$124,370	$55,410	$582.32

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$124,050	$124,050	$124,050	$124,050
Portability	0	0	0	0
Assessed/SOH 11	$57,470	$57,470	$57,470	$57,470
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$7,470	0	$7,470	$7,470
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$25,000	$32,470	$25,000	$25,000

Sales History

Date	Type	Price	Book/Page or CIN
12/29/2009	WD-T	$100	46761 / 1536
11/24/2009	SWD-Q-DS	$45,000	46803 / 1771
5/28/2009	CET-T	$100	46341 / 206
1/2/2004	WD	$105,000	36763 / 11
5/23/2001	WD	$79,900	31687 / 1433

Land Calculations

Price	Factor	Type
$8.00	1,034	SF
Adj. Bldg. S.F. (Card, Sketch)		1075
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1987/1986		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
WALDO RODRIGO SAMOS	)	CASE NO. 5687
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: WALDO RODRIGO SAMOS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3459 SW 52 AVE, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: WALDO RODRIGO SAMOS 12:25 A.M./P.M. ON THE 6 DAY OF JULY 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

( ) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this 16 day of July, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

3
4
5
9
07/06/2021 12:25

3
4
5
9
07/06/2021 12:26

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

SAMOS,WALDO RODRIGO

3459 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5687

Property Owner:

SAMOS,WALDO RODRIGO

3459 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230300

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E 29 OF W 286 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 30-51-42,LESS W 15 FOR RD AKA: UNIT 30,BLDG VIII OF HOLLY TREE PATIO VILLAS

AKA:

3459 SW 52 AVE, PEMBROKE PARK, FL 33023

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(Ord. No. 89-12-1, § 2, 12-13-89)

1. Fence installed prior of obtaining a permit. Obtain permit with plans and inspections.
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Teressa Malcolm

Code Enforcement Officer

6/30/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
SAMOS,WALDO RODRIGO 3459 SW 52 AVE PEMBROKE PARK, FL 33023	5687	03/23/2021

Property Owner:	Property Description:	Certified Mail #:
SAMOS,WALDO RODRIGO 3459 SW 52 AVE PEMBROKE PARK, FL 33023	514230230300	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC E 29 OF W 286 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 30-51-42,LESS W 15 FOR RD AKA: UNIT 30,BLDG VIII OF HOLLY TREE PATIO VILLAS	3459 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

Notes/Means of Correction:

1. Fence installed prior of obtaining a permit. Obtain permit with plans and inspections.
2. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

3459
03/16/2021 11:14

Case Overview

Property/Incident Information

Owner	Address	Site Address
EDUARDO SARANOVA & JESICA CARABAJAL	3140 W HALLANDALE BEACH BLVD LOT 423 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #423

Legal Description

Case Status Open **Case #** 5705 **Date Next Inspection** 7/20/2021

Notes

1. Unpermitted concrete slab at rear of property with new unpermitted sidewalk/walkway at the side of the mobile home. Obtain a permit with plans and inspections for concrete slab and concrete sidewalk/walkway.
2. Unpermitted addition added to the side of the mobile home. Obtain a permit with plans and inspections for addition including all electrical and possible plumbing.
3. Unpermitted replacement of multiple doors on the mobile home. Obtain a permit with plans and inspections for all doors that were replaced.
4. Unpermitted shed installed in the addition. Obtain a permit for shed with plans and inspections.
5. Prohibited storage on property. Remove all miscellaneous items from the property with the exception of patio furniture.
6. Several windows on the mobile home have been painted. Un-paint the mobile home windows.
7. Unpermitted replacement of window on the mobile home. Obtain a permit with plans and inspections for the window that was replaced.
8. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/29/2021		Notice of Violation	Hand Regular Mail
6/29/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

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: 7/20/2021

NOV #5705

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/30/2021
US POSTAGE $

Jesica Carabajal
3140 W Hallandale
Beach Blvd
#423
Pembroke Park
FL 33009

NOV #5705

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/30/2021
US POSTAGE $

Sent To:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

5705

7021 0350 0001 0297 7372

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To

Street and Apt. No.

City, State, ZIP+4®

EDUARDO SARANOVA &
JESICA CARABAJAL
3140 W HALLANDALE BEACH BLVD LOT 423
PEMBROKE PARK, FL 33009
NOH # 5705

WEST HOLLYWOOD HILLS
JUN 30 2021
WOOD FL 33023

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7365

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage a
$ 6.96

Sent To

Street and Apt. N

City, State, ZIP+

HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
NOH #5705

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7419

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.91

Total Postage an
$ 7.36

Sent To

Street and Apt. N

City, State, ZIP+4

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
NOH # 4343, 5554, & 5705

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

Postmark Here

PS Form 3800, See Reverse for Instructions

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number	M14000003856
FEI/EIN Number	47-1194906
Date Filed	06/04/2014
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0300
Property Owner	HOLIDAY HALLANDALE MHC LLC	Millage	0613
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	28

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$5,226,240	$220,080	$5,446,320	$4,360,080	
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	$3,728,870	$3,728,870	$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,446,320	$5,446,320	$5,446,320	$5,446,320
Portability	0	0	0	0
Assessed/SOH	$4,360,080	$5,446,320	$4,360,080	$4,360,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,360,080	$5,446,320	$4,360,080	$4,360,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
EDUARDO SARANOVA / JESICA CARABAJAL	)	CASE NO. 5705
Respondent		

A F F I D A V I T O F S E R V I C E

TO BE SERVED: EDUARDO SARANOVA / JESICA CARABAJAL

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING ADDRESS:

3140 W HALLANDALE BEACH BLVD LOT 423 PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: EDUARDO SARANOVA / JESICA CARABAJAL AT 12:50 A.M./P.M. ON THE 6 DAY OF JULY 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

( ) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16 day of July 2021, by Teressa Malcolm 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.

Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

EDUARDO SARANOVA & JESICA CARABAJAL

3140 W HALLANDALE BEACH BLVD LOT 423
PEMBROKE PARK, FL 33009

Case #:

5705

Property Owner:

EDUARDO SARANOVA & JESICA CARABAJAL

3140 W HALLANDALE BEACH BLVD LOT 423
PEMBROKE PARK, FL 33009

Certified Mail #:

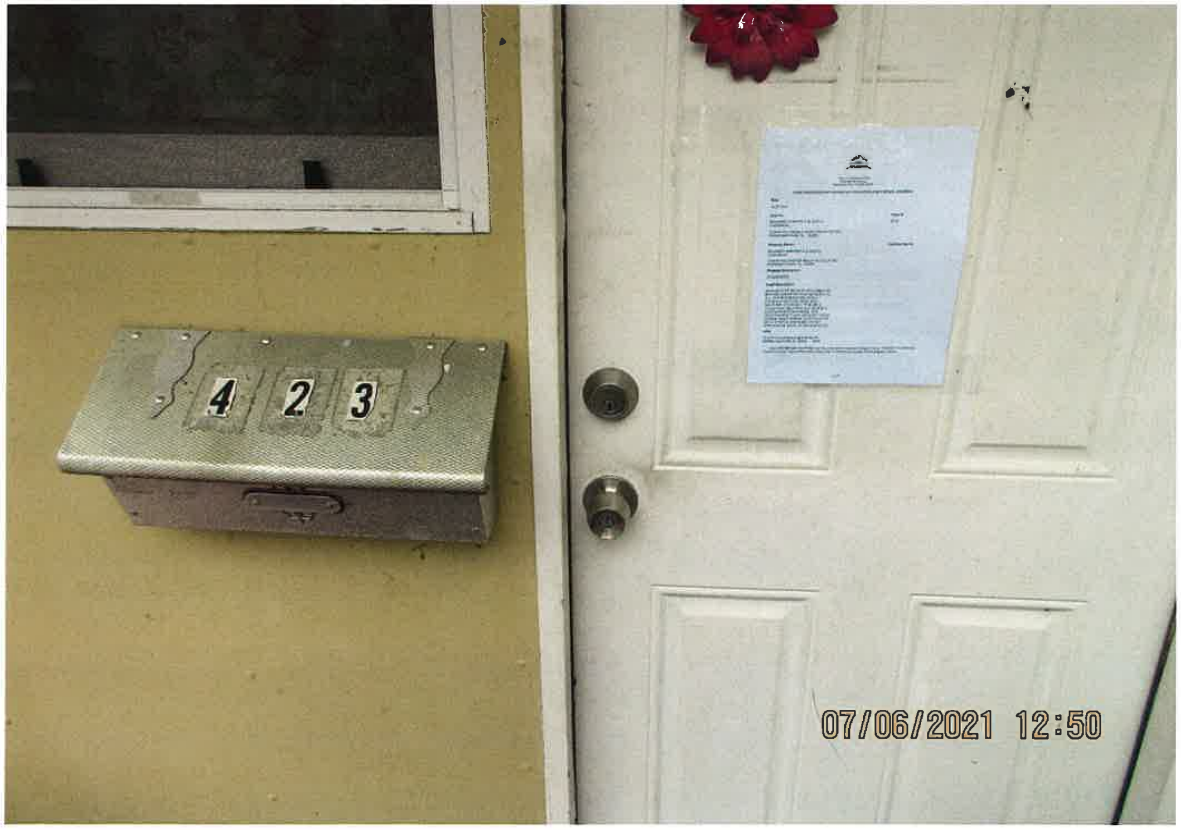
Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

07/06/2021 12:50



07/06/2021 12:50

07/06/2021 12:50

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07/06/2021 12:50

07/06/2021 12:51

07/06/2021 12:51

07/06/2021 12:51

07/06/2021 12:51

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

EDUARDO SARANOVA & JESICA CARABAJAL

3140 W HALLANDALE BEACH BLVD LOT 423
PEMBROKE PARK, FL 33009

Case #:

5705

Property Owner:

EDUARDO SARANOVA & JESICA CARABAJAL

3140 W HALLANDALE BEACH BLVD LOT 423
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #423

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Unpermitted concrete slab at rear of property with new unpermitted sidewalk/walkway at the side of the mobile home. Obtain a permit with plans and inspections for concrete slab and concrete sidewalk/walkway.
2. Unpermitted addition added to the side of the mobile home. Obtain a permit with plans and inspections for addition including all electrical and possible plumbing.
3. Unpermitted replacement of multiple doors on the mobile home. Obtain a permit with plans and inspections for all doors that were replaced.
4. Unpermitted shed installed in the addition. Obtain a permit for shed with plans and inspections.
5. Prohibited storage on property. Remove all miscellaneous items from the property with the exception of patio furniture.
6. Several windows on the mobile home have been painted. Un-paint the mobile home windows.
7. Unpermitted replacement of window on the mobile home. Obtain a permit with plans and inspections for the window that was replaced.
8. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer

6/29/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	5705	03/29/2021

Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000300	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #423

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2. Unpermitted addition added to the side of the mobile home. Obtain a permit with plans and inspections for addition including all electrical and possible plumbing.
3. Unpermitted replacement of multiple doors on the mobile home. Obtain a permit with plans and inspections for all doors that were replaced.
4. Unpermitted shed installed in the addition. Obtain a permit for shed with plans and inspections.
5. Unprohibited storage on property. Remove all miscellaneous items from the property with the exception of patio furniture.
6. Several windows on the mobile home have been painted. Un-paint the mobile home windows.
7. Unpermitted replacement of window on the mobile home. Obtain a permit with plans and inspections for the window that was replaced.
8. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Jesica Carabajal

Name ~~ED~~ Eduardo Saranova Jessica Cabrajal

Date 3/26/2021

Site Address 3140 W Hallandale Beach BLVD #423

Case #

Sub/Park Holiday #423

Permit #

☑ *STOP ALL WORK

☑ No Building Permit

☐ Violation of Florida Building Code #

☐ Violation of Town Ordinance # 5-105; 12-48

☐ NFPA #

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s) unpermitted concrete slab at rear of property with sidewalk/walkway slab built w/out permits. verify addition at the side of m/H with ~~BOTH~~ DOOR replacement

Corrective Action(s) unprohibited storage, painted windows, unpermitted shed, door at rear

obtain permit for addition, shed, slabs, doors, unpaint the windows, + remove (prohibited items) All misc. items except for patio furniture.

☑ Structural ☑ Plumbing ☑ Mechanical ☑ Electrical
☑ Code Enforcement ☑ Zoning ☑ Business Tax Receipt ☐ Other

☑ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☑ Code Enforcement Ext.215 ☑ Building Dept. Ext. 211/227 ☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

Derek Cofre
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Jesica Carabajal

Name Eduardo Saranova ~~Jessica Cabrajal~~

Date ~~3/26/2021~~

Site Address ~~3140 W Hallandale Beach Blvd #423~~

Case # _____

Sub/Park ~~Holiday #423~~

Permit # _____

☐ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☐ Violation of Town Ordinance # ~~5-105, 12-48~~

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

~~unpermitted concrete slab at rear of property with sidewalk/walkway slab built w/out permits. Verify addition at the side of m/H with door replacement~~

Corrective Action(s) unpermitted storage, painted windows, unpermitted shed, door at rear ~~obtain permit for addition, shed, slabs, decks, complete the windows, remove (prohibited items) all misc. items except for patio furniture.~~

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical

☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

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T. Malcolm
Code Enforcement Officer

Derek Cofre
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

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03/26/2021 16:29

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03/26/2021 16:33

03/26/2021 16:33

03/26/2021 16:33

03/26/2021 16:32

03/26/2021 16:31

03/26/2021 16:31

03/26/2021 16:30

03/26/2021 16:30

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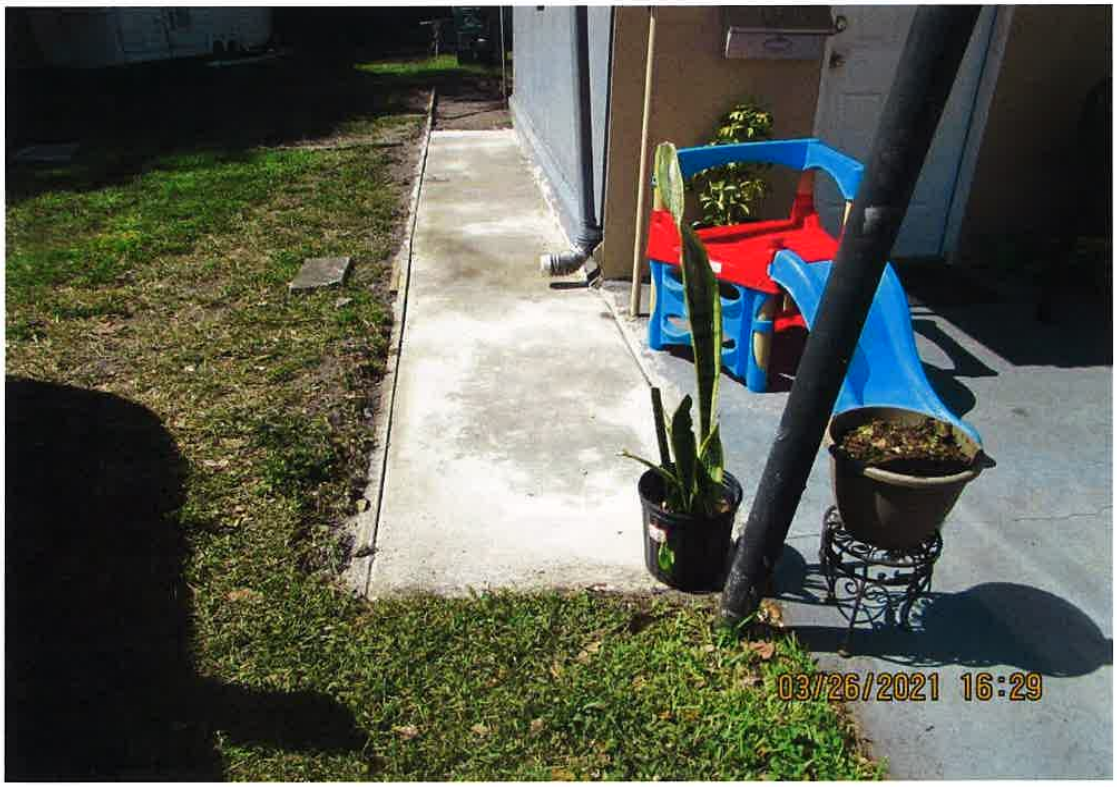
03/26/2021 16:30


03/26/2021 16:29

03/26/2021 16:29

Case Overview

Property/Incident Information

Owner	Address	Site Address
DANIEL DUARTE	3001 SW 23 TERRACE PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3001 SW 23 TERRACE

Legal Description

Case Status Open **Case #** 5711 **Date Next Inspection** 7/20/2021

Notes

1. Camera system installed without a permit. Obtain a permit with plans and inspection to keep the cameras installed or remove the camera system.
2. Multiple windows have been changed out without a permit including the French Windows to the unpermitted addition. Obtain a permit with plans and inspections for all of the windows that have been changed out.
3. (2) sheds have been installed on the property no permit on record. Obtain permits for each shed that has been installed including plans and inspection.
4. Prohibited use of storage of the property. Remove the prohibited items from the property including loose items and debris; leaving only patio furniture and plants.
5. Loose and damage outlet at the back side of the mobile home. Obtain an electrical permit to bring up to code and fix the outlet including plans and inspections.
6. Remove the plywood from the window at the rear of the mobile home.
7. Loose wires from the wall units and possible a/c repairs were made to each unit. Obtain a electrical and/or mechanical permit with plans and inspections to verify work that was done.
8. Stairs (rusted) at side of the mobile home is not secured.
9. Roof over (insulation and plywood exposed) to addition added without a permit. Obtain a roofing permit with plans and inspections for roof over to the addition.
10. Wood door to shed was added without a permit. Obtain a permit for wooden door with plans and inspections.
11. French door added to the unpermitted addition. Obtain a permit with plans and inspections for the french door.
12. Canopy installed without a permit. Remove canopy or obtain a permit with plans and inspections to permit that canopy.
13. A double permit fee has been assessed for the property.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/30/2021		Notice of Violation	Regular Mail
6/29/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021

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: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 7/20/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/20/2021

NOV #5711

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/30/2021
US POSTAGE $(

0

David Zelle
140 Greens RD
Hollywood, FL
33021

NOV # 5711

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/30/2021
US POSTAGE $(

0

Sent To:

DANIEL DUARTE

3001 SW 23 TERRACE
PEMBROKE PARK, FL 33009

Case #:

5711

7021 0350 0001 0297 7389

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage a
$ 6.96

Sent To

Street and Apt. N

City, State, ZIP+

WEST HOLLYWOOD HILLS
JUN 3 0 2021
HOLLYWOOD FL 33023

Postmark Here

DANIEL DUARTE
3001 SW 23 TERRACE
PEMBROKE PARK, FL 33009
NOH # 5711

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7471

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage ar
$ [illegible]

Sent To
$9.16

Street and Apt. N

City, State, ZIP+

WEST HOLLYWOOD HILLS
JUN 3 0 2021
HOLLYWOOD FL 33023

Postmark Here

DAVID ZELL
1401 GREENS ROAD
HOLLYWOOD, FL 33021
NOH # 5711 & NOH # 5558

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009	ID #	5142 20 00 0520
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS	Millage	0613
		Use	28
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021		

Abbr Legal Description	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

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*	$2,749,190		$2,749,190	$2,378,150	
2020	$2,553,240		$2,553,240	$2,161,960	$49,204.34
2019	$1,965,420		$1,965,420	$1,965,420	$42,912.97

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,749,190	$2,749,190	$2,749,190	$2,749,190
Portability	0	0	0	0
Assessed/SOH	$2,378,150	$2,749,190	$2,378,150	$2,378,150
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,378,150	$2,749,190	$2,378,150	$2,378,150

Sales History

Date	Type	Price	Book/Page or CIN
2/22/2017	DRR-T	$100	114264912
5/30/1979	WD	$875,000	8248 / 695

Land Calculations

Price	Factor	Type
$7.00	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
DANIEL DUARTE	)	CASE NO. 5711
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: DANIEL DUARTE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3001 SW 23 TERRACE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: DANIEL DUARTE
AT 2:04 A.M./P.M. ON THE 16 DAY OF JULY 2021.
TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

( ) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

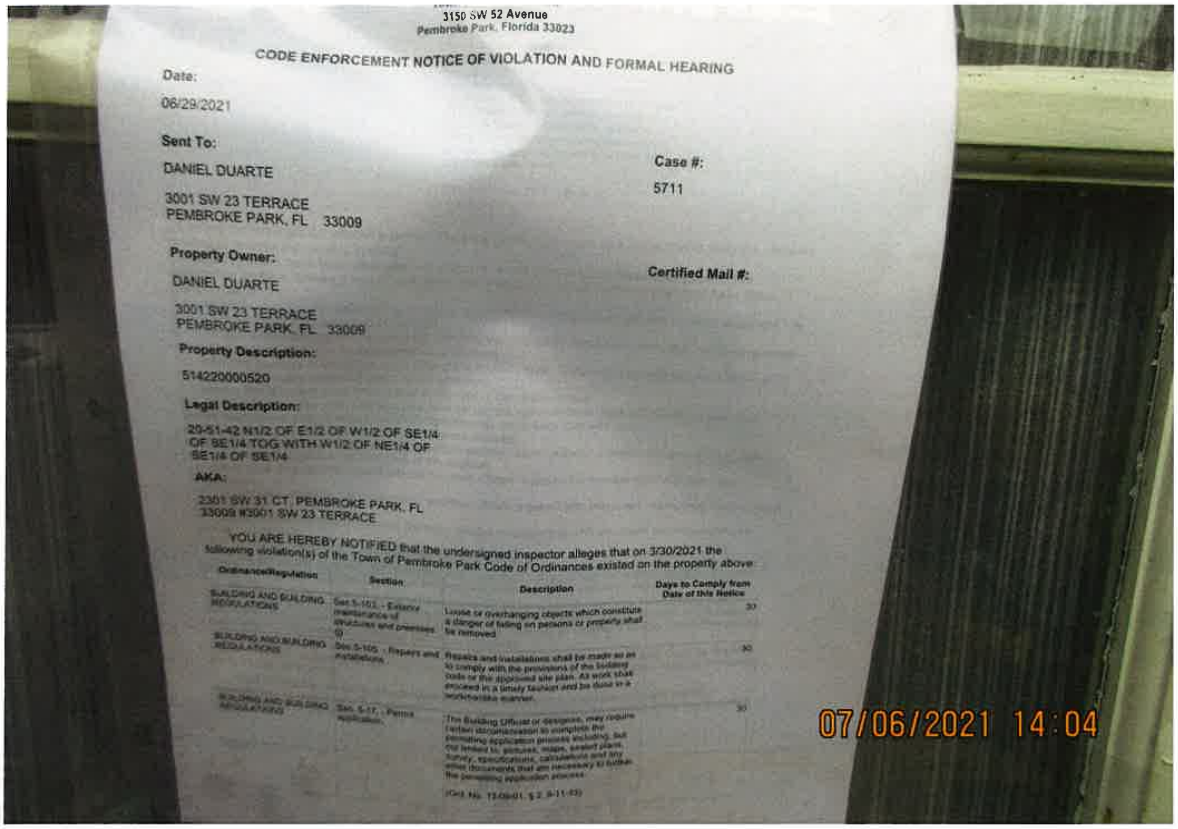
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16 day of July, 2021, by Teressa Malcolm 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.



3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
06/29/2021

Sent To:
DANIEL DUARTE
3001 SW 23 TERRACE
PEMBROKE PARK, FL 33009

Case #:
5711

Property Owner:
DANIEL DUARTE
3001 SW 23 TERRACE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
514220000520

Legal Description:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:
2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3001 SW 23 TERRACE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require further 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. 13-06-01, § 2, 9-11-13)	30

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07/06/2021 14:04

3001
Jeep
07/06/2021 14:03

07/06/2021 14:03

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

DANIEL DUARTE

3001 SW 23 TERRACE
PEMBROKE PARK, FL 33009

Case #:

5711

Property Owner:

DANIEL DUARTE

3001 SW 23 TERRACE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3001 SW 23 TERRACE

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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Camera system installed without a permit. Obtain a permit with plans and inspection to keep the cameras installed or remove the camera system.
2. Multiple windows have been changed out without a permit including the French Windows to the unpermitted addition. Obtain a permit with plans and inspections for all of the windows that have been changed out.
3. (2) sheds have been installed on the property no permit on record. Obtain permits for each shed that has been installed including plans and inspection.
4. Prohibited use of storage of the property. Remove the prohibited items from the property including loose items and debris; leaving only patio furniture and plants.
5. Loose and damage outlet at the back side of the mobile home. Obtain an electrical permit to bring up to code and fix the outlet including plans and inspections.
6. Remove the plywood from the window at the rear of the mobile home.
7. Loose wires from the wall units and possible a/c repairs were made to each unit. Obtain a electrical and/or mechanical permit with plans and inspections to verify work that was done.
8. Stairs (rusted) at side of the mobile home is not secured.
9. Roof over (insulation and plywood exposed) to addition added without a permit. Obtain a roofing permit with plans and inspections for roof over to the addition.
10. Wood door to shed was added without a permit. Obtain a permit for wooden door with plans and inspections.
11. French door added to the unpermitted addition. Obtain a permit with plans and inspections for the french door.
12. Canopy installed without a permit. Remove canopy or obtain a permit with plans and inspections to permit that canopy.
13. A double permit fee has been assessed for the 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 20th day of July, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer

6/29/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DANIEL DUARTE 3001 SW 23 TERRACE PEMBROKE PARK, FL 33009	5711	03/30/2021

Property Owner:	Property Description:	Certified Mail #:
DANIEL DUARTE 3001 SW 23 TERRACE PEMBROKE PARK, FL 33009	514220000520	

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009

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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
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

1. Camera system installed without a permit. Obtain a permit with plans and inspection to keep the cameras installed or remove the camera system.
2. Multiple windows have been changed out without a permit including the French Windows to the unpermitted addition. Obtain a permit with plans and inspections for all of the windows that have been changed out.
3. (2) sheds have been installed on the property no permit on record. Obtain permits for each shed that has been installed including plans and inspection.
4. Prohibited use of storage of the property. Remove the prohibited items from the property including loose items and debris; leaving only patio furniture and plants.
5. Loose and damage outlet at the back side of the mobile home. Obtain an electrical permit to bring up to code and fix the outlet including plans and inspections.
6. Remove the plywood from the window at the rear of the mobile home.
7. Loose wires from the wall units and possible a/c repairs were made to each unit. Obtain a electrical and/or mechanical permit with plans and inspections to verify work that was done.
8. Stairs (rusted) at side of the mobile home is not secured.
9. Roof over (insulation and plywood exposed) to addition added without a permit. Obtain a roofing permit with plans and inspections for roof over to the addition.
10. Wood door to shed was added without a permit. Obtain a permit for wooden door with plans and inspections.
11. French door added to the unpermitted addition. Obtain a permit with plans and inspections for the french door.
12. Canopy installed without a permit. Remove canopy or obtain a permit with plans and inspections to permit that canopy.
13. A double permit fee has been assessed for the property.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

3001
03/30/2021 12:17

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Goodman
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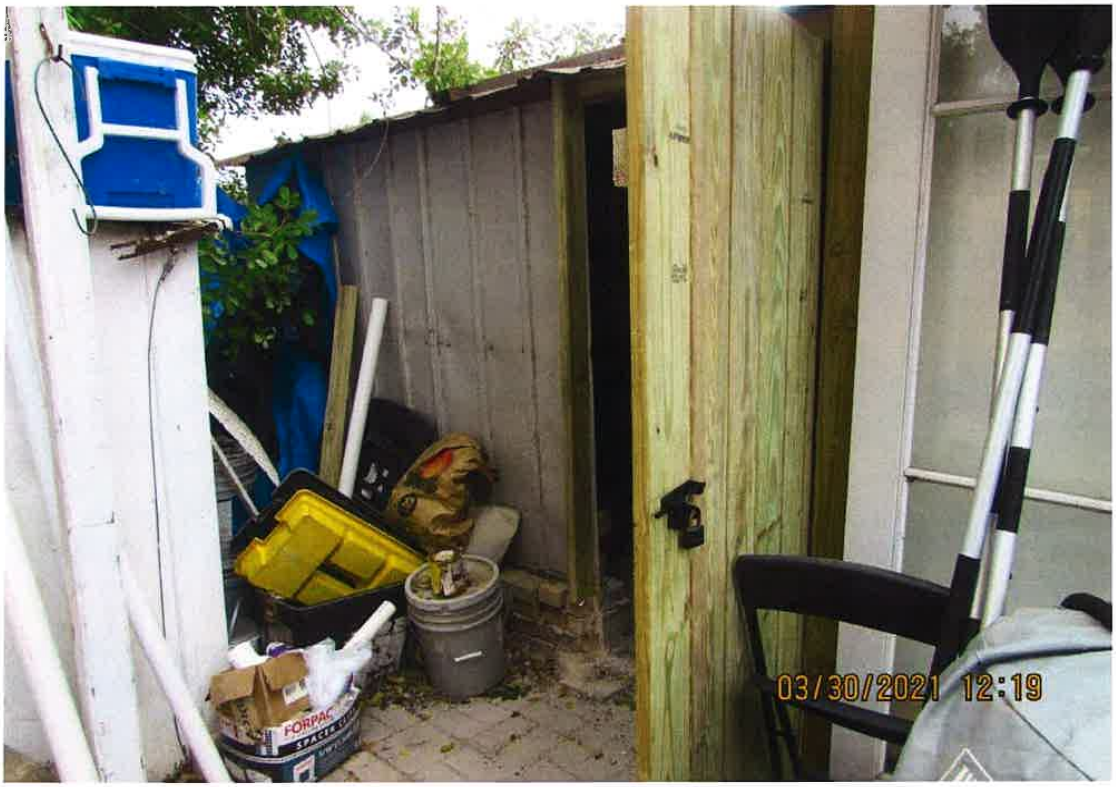
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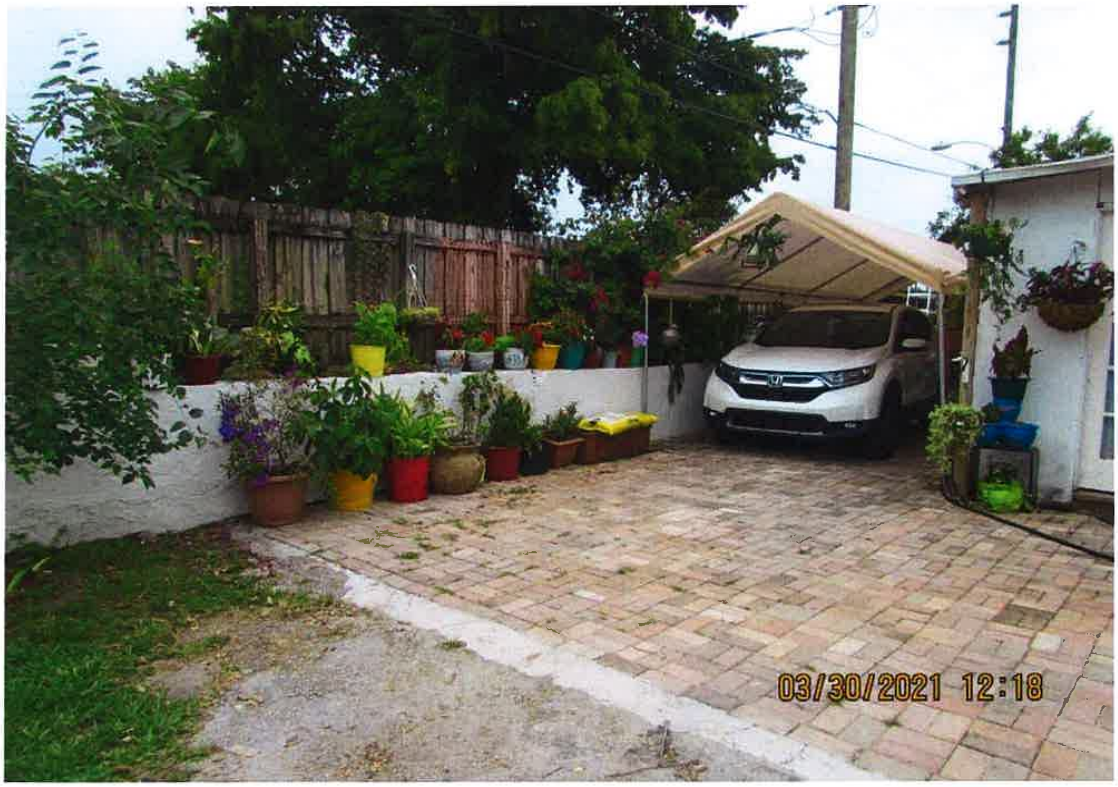
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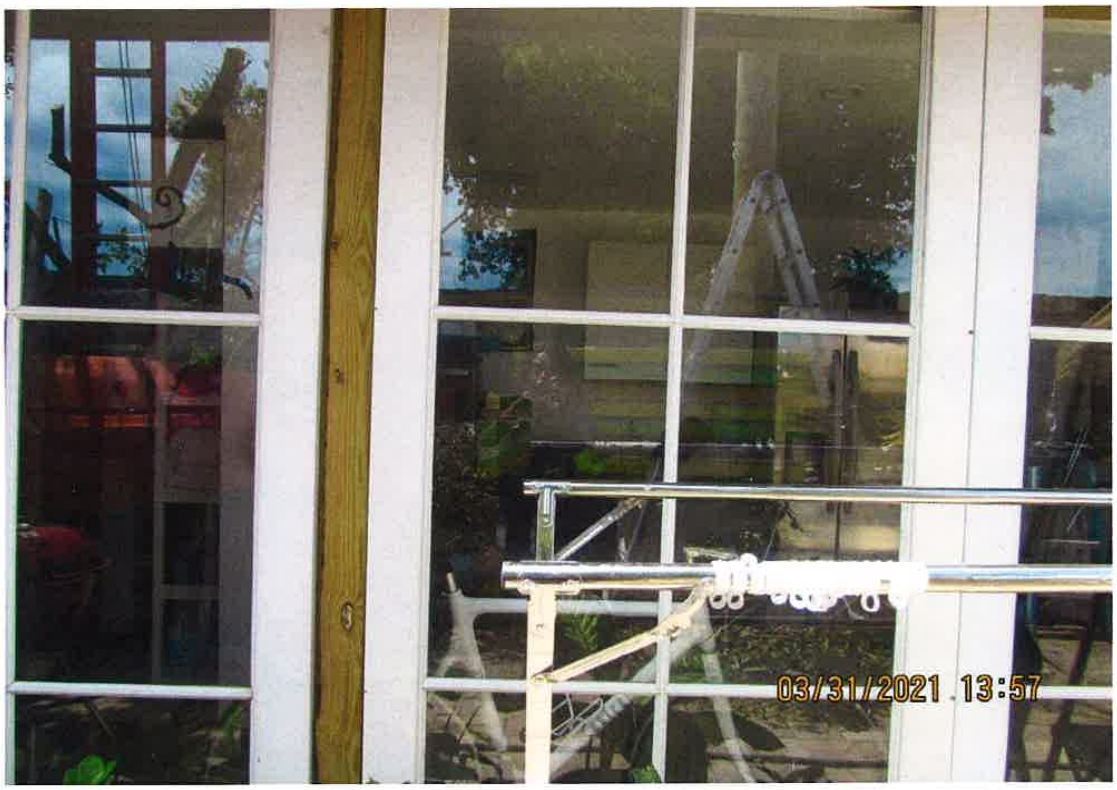
#5711

03/31/2021 13:58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03/31/2021 13:57

Case Overview

Property/Incident Information

Owner	Address	Site Address
PIERRE-LOUIS,ALEX	20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180	5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2 #1

Legal Description

Case Status Open **Case #** 5717 **Date Next Inspection** 7/20/2021

Notes

1. Unit #1 - Unpermitted drywall installation. Obtain permit with plans and inspections for the drywall that was removed and replaced.
2. Water heater removed from closet pending the new installation of the new water heater. Obtain a plumbing permit with plans and inspection for the water heater replacement.
3. Kitchen area fully renovated including sinks and cabinets. Obtain a permit for full kitchen renovation with plans and inspections.
4. Bathroom fully renovated including new bathtub, sink, toilet. Obtain a permit with plans and inspections for bathroom renovation.
5. Electrical outlets possibly relocated with exposed wires. Obtain a permit for all electrical with plans and inspections.
6. 2 doors replaced without a permit. Obtain a permit for doors with plans and inspections.
7. Chainlink fence (remove ingrown vines) & maintain the wooden fence.
8. Remove excess debris and tires from the property.
9. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/7/2021		Notice of Violation	Regular Mail
6/29/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021

#5717

)F PEMBROKE PARK

VENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/07/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

current tenant
5500 SW 32 St
#1
Pemberoke Park
FL 33023

#5717

OF PEMBROKE PARK

) AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/07/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

Sent To:

PIERRE-LOUIS,ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Case #:

5717

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:

ALEX PIERRE-LOUIS
20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180
NOH # 5717

9590 9402 6610 1028 6972 28

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 7280

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Kenny

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Kenny

C. Date of Delivery 7/7/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

ON ID-19

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
Mail Restricted Delivery
20)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restrict Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip

7021 0350 0001 0297 7273

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (*check box, add fee as appropriate*)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage an
$ 6.96

Sent To

Street and Apt. N

City, State, ZIP+

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

Postmark Here

ALEX PIERRE-LOUIS
5500 SW 32 ST #1-2
PEMBROKE PARK, FL 33023
NOH # 5717

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0297 7280

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (*check box, add fee as appropriate*)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and F
$ 6.96

Sent To

Street and Apt. No.,

City, State, ZIP+4®

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

Postmark Here

ALEX PIERRE-LOUIS
20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180
NOH # 5717

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5500 SW 32 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0040
Property Owner	PIERRE-LOUIS, ALEX	Millage	0613
Mailing Address	20533 BISCAYNE BLVD STE 4-523 AVENTURA FL 33180	Use	08
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 4 BLK 1		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$11,730	$192,090	$203,820	$175,760	
2020	$11,730	$162,360	$174,090	$159,790	$3,541.58
2019	$11,730	$139,760	$151,490	$145,270	$3,213.74

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$203,820	$203,820	$203,820	$203,820
Portability	0	0	0	0
Assessed/SOH	$175,760	$203,820	$175,760	$175,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$175,760	$203,820	$175,760	$175,760

Sales History

Date	Type	Price	Book/Page or CIN
5/20/2015	WD-Q	$146,800	113002879
9/14/2009	SWD-Q	$70,000	46578 / 1578
6/15/2009	CET-T	$100	46324 / 1875
2/2/2005	QCD	$60,500	39140 / 1075
9/18/1998	WD	$74,000	28908 / 1157

Land Calculations

Price	Factor	Type
$2.00	5,867	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units/Beds/Baths		2/4/2
Eff./Act. Year Built: 1962/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
ALEX PIERRE-LOUIS	)	CASE NO. 5717
Respondent		

A F F I D A V I T O F S E R V I C E

TO BE SERVED: ALEX PIERRE-LOUIS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5500 SW 32 ST #1-2, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ALEX PIERRE-LOUIS
AT 12:14 A.M./P.M. ON THE 16 DAY OF JULY 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

( ) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

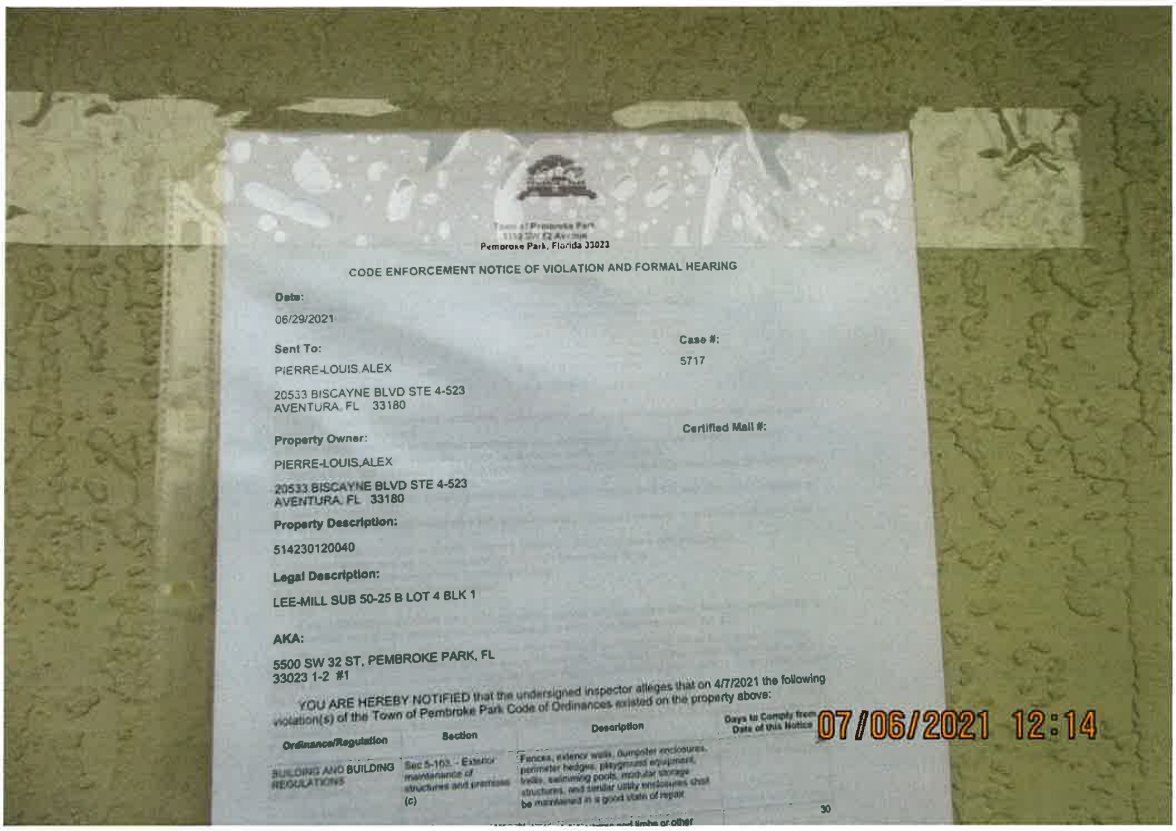
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 16 day of July, 2021, by Teressa Malcolm 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.



Town of Pembroke Park
1150 SW 62 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Case #:

5717

Sent To:

PIERRE-LOUIS ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Certified Mail #:

Property Owner:

PIERRE-LOUIS,ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Property Description:

514230120040

Legal Description:

LEE-MILL SUB 50-25 B LOT 4 BLK 1

AKA:

5500 SW 32 ST, PEMBROKE PARK, FL
33023 1-2 #1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/7/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair	30

07/06/2021 12:14

07/06/2021 12:15

07/06/2021 12:15

07/06/2021 12:15

6.30.21
missing electrical permit application
Last communicated:
May 13.2021
@10:26 AM
called on June 1st for a list of contractors.

OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5594 Fax

G PERMIT APPLICATION

Florida Building Code In Effect

PERMIT NO.
P-93601

APPLICATION NO.

AMT DUE

OWNER ADDRESS: 20533 BISCAYNE BLVD STE 4-523		
CITY: AVENTURA		
PHONE: 3056329360	FAX:	EMAIL:
FEE SIMPLE TITILE HOLDER'S NAME:		
FEE SIMPLE TITLE HOLDER'S ADDRESS:		
CONTRACTING FIRM: JOSEPH PLUMBING LLC		
MAIL ADDRESS: 2483 NW 177 TER		
CITY STATE ZIP: MIAMI GARDENS FL 33056		
PHONE: 7866671745	**FAX: 3059142618**	**EMAIL: SERVICE@JOSEPHPLUMBING.NET**
CERT. COMPENTENCY: CFC1430162	**STATE REGISTRATION: N/A**	

LOT: 000	BLOCK: 000	PRESENT USE: duplex	PROPOSED USE: duplex
FOLIO NUMBER: 514230120040		SUBDIVISION: n/a	

NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1

TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A

JOB COST: 350	SQ.FT. / L.F.: 0

DESCRIBE WORK: VIOLATION: INSTALL TANKLESS WATER HEATER

ARCHITECT/ENGINEER NAME:		
ARCHITECT/ENGINEER ADDRESS:		
PHONE:	FAX:	EMAIL:
MORTGAGE LENDER NAME:		
MORTGAGE LENDER ADDRESS:		

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

PIERRE-LOUIS,ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Case #:

5717

Property Owner:

PIERRE-LOUIS,ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Certified Mail #:

Property Description:

514230120040

Legal Description:

LEE-MILL SUB 50-25 B LOT 4 BLK 1

AKA:

5500 SW 32 ST, PEMBROKE PARK, FL
33023 1-2 #1

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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1. Unit #1 - Unpermitted drywall installation. Obtain permit with plans and inspections for the drywall that was removed and replaced.
2. Water heater removed from closet pending the new installation of the new water heater. Obtain a plumbing permit with plans and inspection for the water heater replacement.
3. Kitchen area fully renovated including sinks and cabinets. Obtain a permit for full kitchen renovation with plans and inspections.
4. Bathroom fully renovated including new bathtub, sink, toilet. Obtain a permit with plans and inspections for bathroom renovation.
5. Electrical outlets possibly relocated with exposed wires. Obtain a permit for all electrical with plans and inspections.
6. 2 doors replaced without a permit. Obtain a permit for doors with plans and inspections.
7. Chainlink fence (remove ingrown vines) & maintain the wooden fence.
8. Remove excess debris and tires from the property.
9. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer

6/29/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PIERRE-LOUIS,ALEX 20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180	5717	04/07/2021

Property Owner:	Property Description:	Certified Mail #:
PIERRE-LOUIS,ALEX 20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180	514230120040	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 4 BLK 1	5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2 #1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/7/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

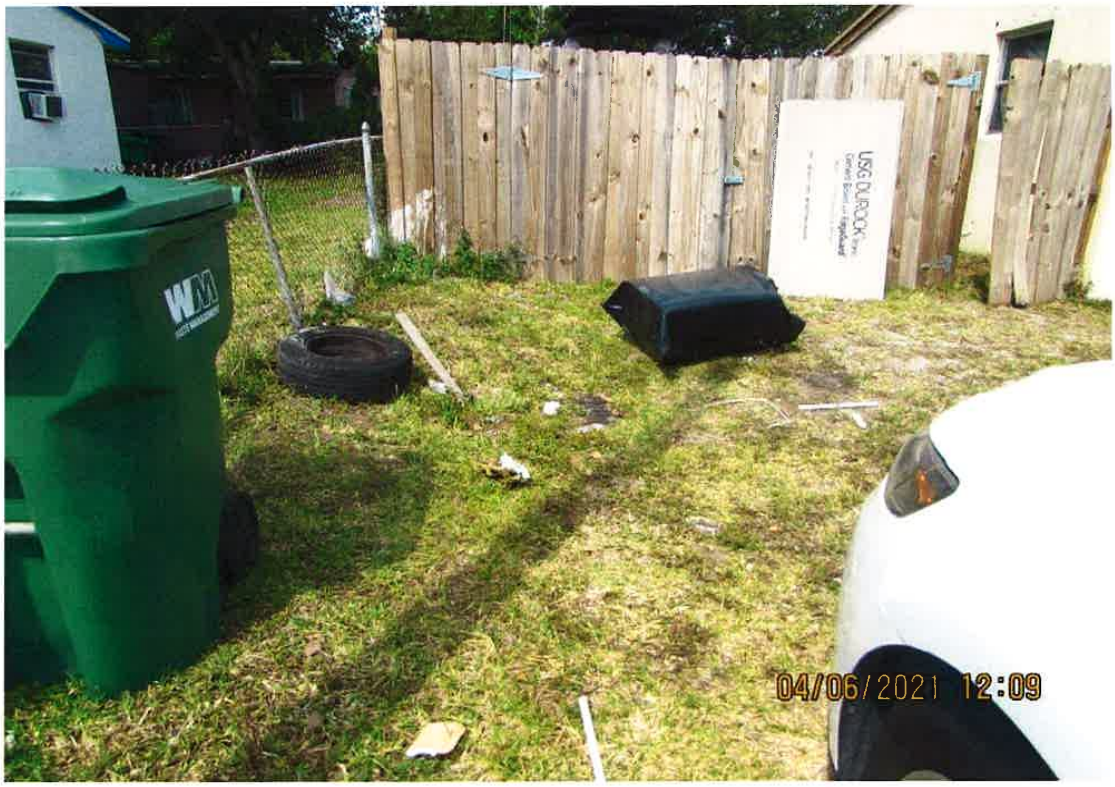
1. Unit #1 - Unpermitted drywall installation. Obtain permit with plans and inspections for the drywall that was removed and replaced.
2. Water heater removed from closet pending the new installation of the new water heater. Obtain a plumbing permit with plans and inspection for the water heater replacement.
3. Kitchen area fully renovated including sinks and cabinets. Obtain a permit for full kitchen renovation with plans and inspections.
4. Bathroom fully renovated including new bathtub, sink, toilet. Obtain a permit with plans and inspections for bathroom renovation.
5. Electrical outlets possibly relocated with exposed wires. Obtain a permit for all electrical with plans and inspections.
6. 2 doors replaced without a permit. Obtain a permit for doors with plans and inspections.
7. Chainlink fence (remove ingrown vines) & maintain the wooden fence.
8. Remove excess debris and tires from the property.
9. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

INSIDE
1
04/06/2021 12:15


USG DURAROCK
04/06/2021 12:09

USG DUROCK
04/06/2021 12:09

04/06/2021 12:10

04/06/2021 12:11

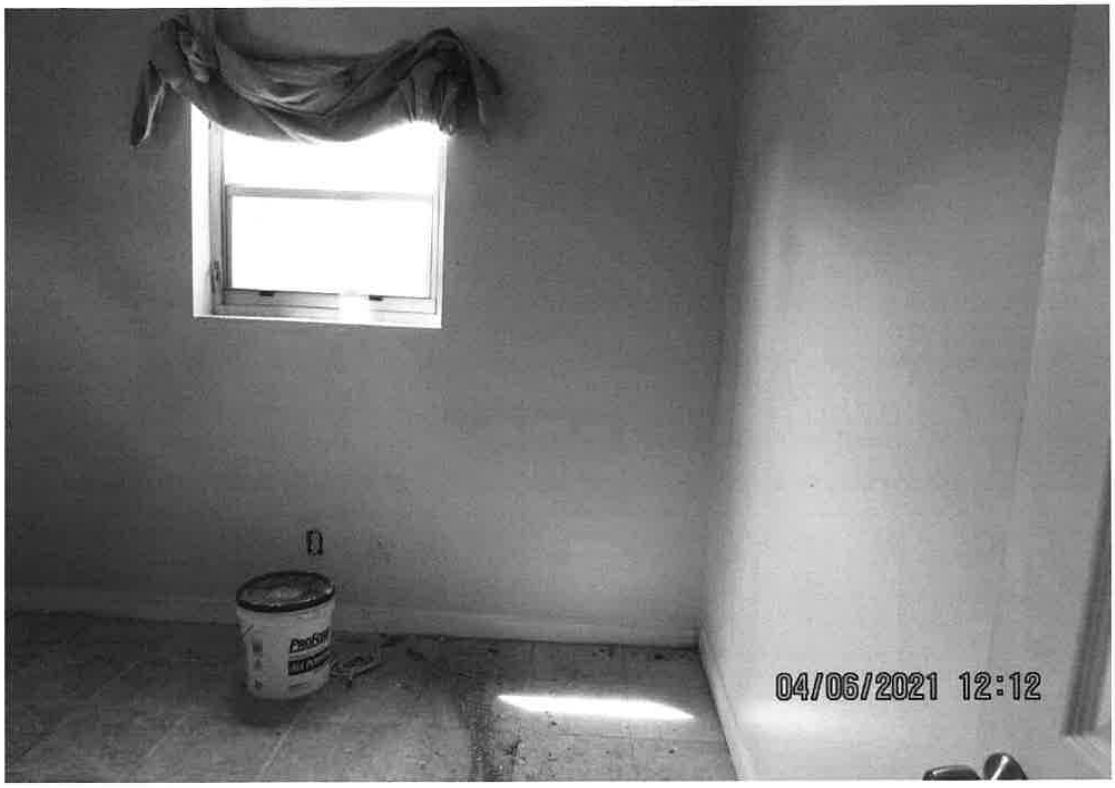
04/06/2021 12:11

04/06/2021 12:11

04/06/2021 12:11

04/06/2021 12:11

04/06/2021 12:12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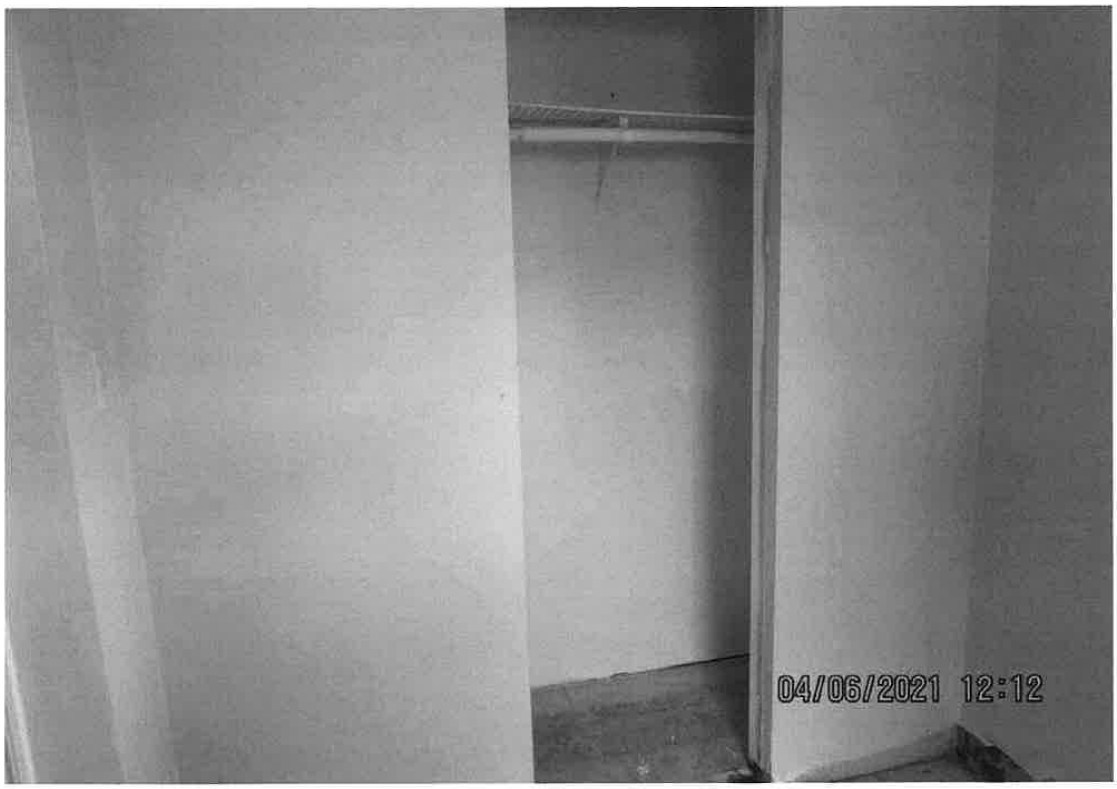
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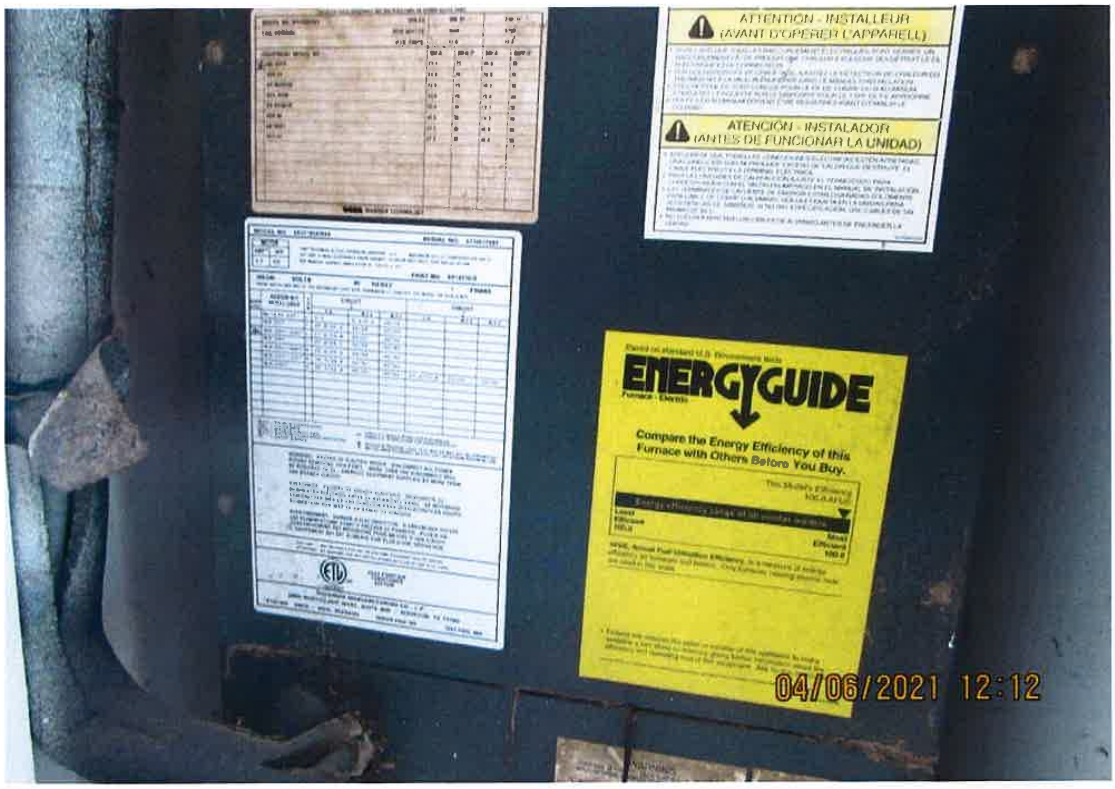

ATTENTION - INSTALLEUR
(AVANT D'OPÉRER L'APPAREIL)
ATENCIÓN - INSTALADOR
(ANTES DE FUNCIONAR LA UNIDAD)
ENERGYGUIDE
Compare the Energy Efficiency of this Furnace with Others Before You Buy.
04/06/2021 12:12

04/06/2021 12:12

04/06/2021 12:13

04/06/2021 12:13

04/06/2021 12:13

04/06/2021 12:13

04/06/2021 12:14

04/06/2021 12:14

04/06/2021 12:15

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARADIGMA CORP	2600 ISLAND BLVD #2002 AVENTURA, FL 33160	5100 SW 41 ST, PEMBROKE PARK, FL 33023 219

Legal Description

Case Status Open **Case #** 5840 **Date Next Inspection** 7/20/2021

Notes

1. Kitchen renovation including electrical done without a permit. Obtain a permit for the full kitchen renovation including electrical with any plans and inspections.
2. Multiple areas in the walls have open holes (damaged drywall) and need repair.
3. Electrical outlets require the coverings on every outlet (Ref: under the kitchen sink outlet).
4. Water heater was replaced without a permit (Serial: A191712782). Obtain a permit for the water heater with any plans and inspections.
5. Bathroom renovation done without a permit. Obtain a permit for the complete bathroom renovation with plans and inspections.
6. A/c was changed out without a permit and needs to be re-inspected due to the openings left at installation (Serial: V202867840). Obtain a permit for the a/c change out with plans and inspections.
7. Unit has miscellaneous maintenance repairs needed: Windows should be operable to open & close and sliding glass door lock isn't working correctly).
8. Unit has a rodent nuisance, owner must provide rodent control.
9. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/19/2021		Notice of Violation	Hand
6/29/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 7/20/2021

NOV # 5840

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
06/02/2021
US POSTAGE $C

01

Sent To:

PARADIGMA CORP

2600 ISLAND BLVD #2002
AVENTURA, FL 33160

Case #:

5840

NOV #5840

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
06/02/2021
US POSTAGE $

current tenant
5100 SW 41St
#219
Pembroke Park
FL 33023

NOV #5840

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
05/19/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:

PARADIGMA CORP

2600 ISLAND BLVD #2002
AVENTURA, FL 33160

Case #:

5840

NOV #5840

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
05/19/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Current Tenant
5100 SW 41 St
#219
Pemeroke Park
FL. 33023

7021 0350 0001 0297 7402

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage an
$ 6.96

Sent To
Street and Apt. N
City, State, ZIP+4

PARADIGMA CORP
2600 ISLAND BLVD # 2002
AVENTURA, FL 33160
NOH # 5840

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023 Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7396

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage an
$ 6.96

Sent To
Street and Apt. N
City, State, ZIP+

PARADIGMA CORP / CURRENT TENANT
5100 SW 41 ST #219
PEMBROKE PARK, FL 33023
NOH # 5840

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023 Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #219, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0340
Property Owner	PARADIGMA CORP	Millage	0613
Mailing Address	2600 ISLAND BLVD #2002 AVENTURA FL 33160	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 219 PER CDO BK/PG: 32763/1084		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$8,610	$77,490	$86,100	$77,830	
2020	$7,900	$71,130	$79,030	$70,760	$1,580.91
2019	$7,340	$66,050	$73,390	$64,330	$1,465.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$86,100	$86,100	$86,100	$86,100
Portability	0	0	0	0
Assessed/SOH	$77,830	$86,100	$77,830	$77,830
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$77,830	$86,100	$77,830	$77,830

Sales History

Date	Type	Price	Book/Page or CIN
3/8/2017	SWD-D	$57,000	114263050
12/10/2012	SWD		114010796
12/5/2012	CET-D	$12,600	49348 / 924
6/17/2011	CET-T	$100	48031 / 1177
2/11/2004	WD	$82,000	37142 / 1660

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		1030
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
PARADIGMA CORP	)	CASE NO. 5840
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: PARADIGMA CORP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST #219, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: PARADIGMA CORP
AT 11:21 A.M./P.M. ON THE 6 DAY OF JULY 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

( ) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 16 day of July, 2021, by Teressa Malcolm 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.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

PARADIGMA CORP

2600 ISLAND BLVD #2002
AVENTURA, FL 33160

Case #:

5840

Property Owner:

PARADIGMA CORP

2600 ISLAND BLVD #2002
AVENTURA, FL 33160

Certified Mail #:

Property Description:

514230AA0340

Legal Description:

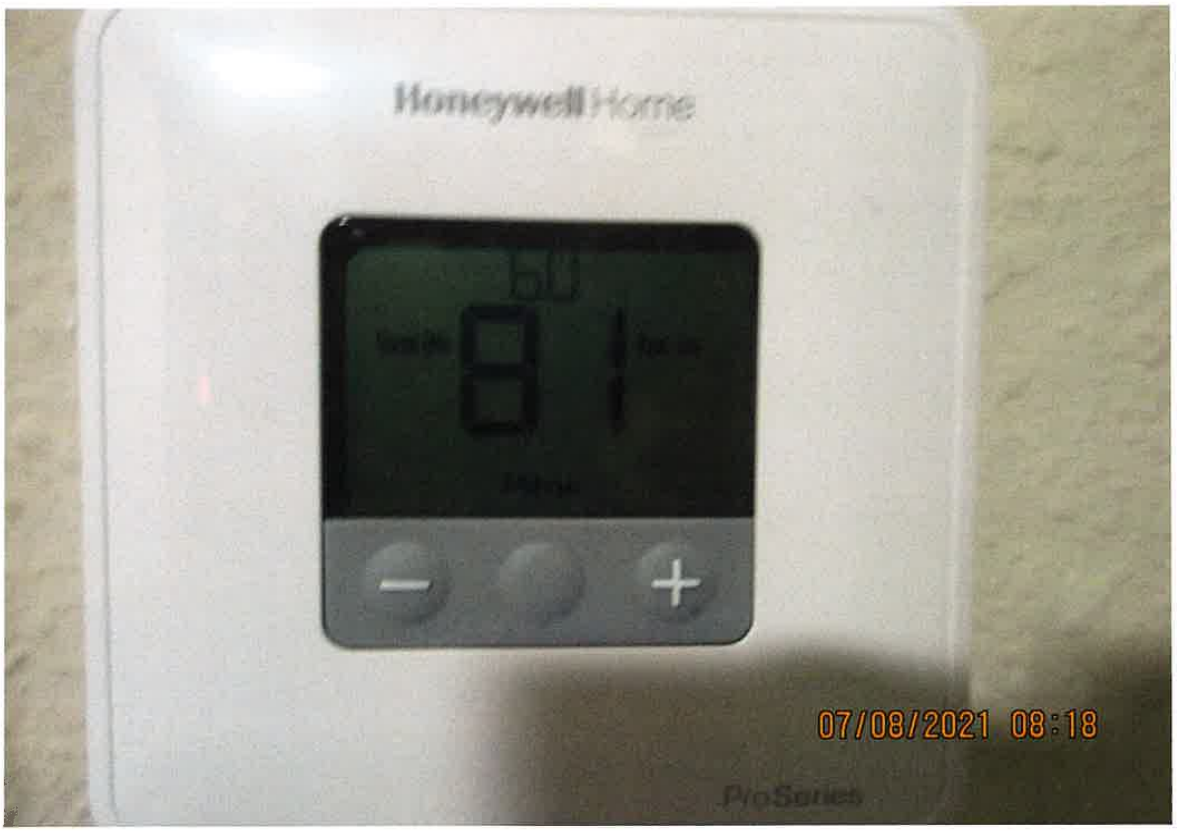
CONDADO REAL CONDO UNIT 219 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 219

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/19/202 07/06/2021 11:21
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 plans [illegible]	30


Honeywell Home
07/08/2021 08:18
ProSeries

SIZE:(16"X20"X1")
INSTALLATION NOTE
07/08/2021 08:18

07/08/2021 08:32

07/08/2021 08:33

07/08/2021 08:33

07/08/2021 08:35

07/08/2021 08:35

07/08/2021 08:35

FILTER
07/08/2021 08:18

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

PARADIGMA CORP

2600 ISLAND BLVD #2002
AVENTURA, FL 33160

Case #:

5840

Property Owner:

PARADIGMA CORP

2600 ISLAND BLVD #2002
AVENTURA, FL 33160

Certified Mail #:

Property Description:

514230AA0340

Legal Description:

CONDADO REAL CONDO UNIT 219 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 219

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	30

1. Kitchen renovation including electrical done without a permit. Obtain a permit for the full kitchen renovation including electrical with any plans and inspections.
2. Multiple areas in the walls have open holes (damaged drywall) and need repair.
3. Electrical outlets require the coverings on every outlet (Ref: under the kitchen sink outlet).
4. Water heater was replaced without a permit (Serial: A191712782). Obtain a permit for the water heater with any plans and inspections.
5. Bathroom renovation done without a permit. Obtain a permit for the complete bathroom renovation with plans and inspections.
6. A/c was changed out without a permit and needs to be re-inspected due to the openings left at installation (Serial: V202867840). Obtain a permit for the a/c change out with plans and inspections.
7. Unit has miscellaneous maintenance repairs needed: Windows should be operable to open & close and sliding glass door lock isn't working correctly).
8. Unit has a rodent nuisance, owner must provide rodent control.
9. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer

6/29/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PARADIGMA CORP 2600 ISLAND BLVD #2002 AVENTURA, FL 33160	5840	05/19/2021

Property Owner:	Property Description:	Certified Mail #:
PARADIGMA CORP 2600 ISLAND BLVD #2002 AVENTURA, FL 33160	514230AA0340	

Legal Description:	AKA:
CONDADO REAL CONDO UNIT 219 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 219

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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Notes/Means of Correction:

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8. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PARADIGMA CORP 2600 ISLAND BLVD #2002 AVENTURA, FL 33160	5840	05/19/2021

Property Owner:	Property Description:	Certified Mail #:
PARADIGMA CORP 2600 ISLAND BLVD #2002 AVENTURA, FL 33160	514230AA0340	

Legal Description:	AKA:
CONDADO REAL CONDO UNIT 219 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 219

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	30

Notes/Means of Correction:

1. Kitchen renovation including electrical done without a permit. Obtain a permit for the full kitchen renovation including electrical with any plans and inspections.
2. Multiple areas in the walls have open holes (damaged drywall) and need repair.
3. Electrical outlets require the coverings on every outlet (Ref: under the kitchen sink outlet).
4. Water heater was replaced without a permit (Serial: A191712782). Obtain a permit for the water heater with any plans and inspections.
5. Bathroom renovation done without a permit. Obtain a permit for the complete bathroom renovation with plans and inspections.
6. A/c was changed out without a permit and needs to be re-inspected due to the openings left at installation (Serial: V202867840). Obtain a permit for the a/c change out with plans and inspections.
7. Unit has miscellaneous maintenance repairs needed: Windows should be operable to open & close and sliding glass door lock isn't working correctly).
8. Unit has a rodent nuisance, owner must provide rodent control.
9. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

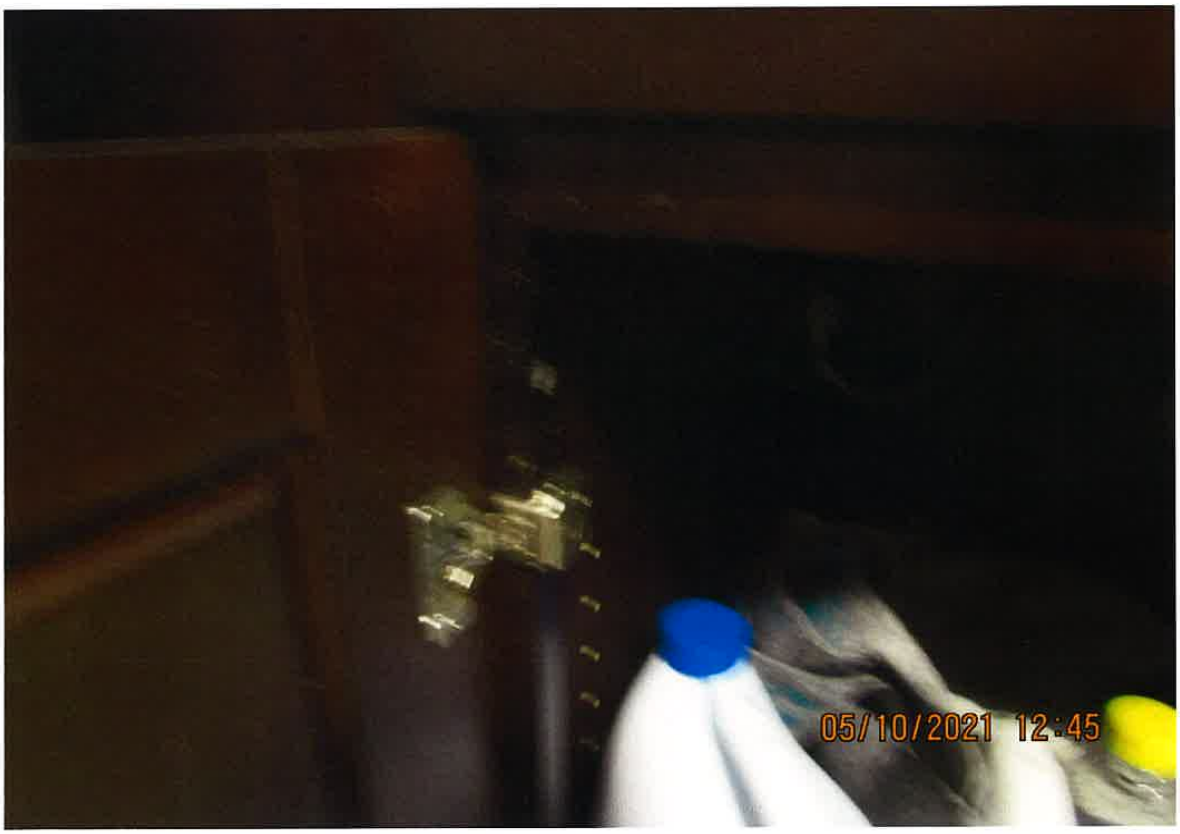
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

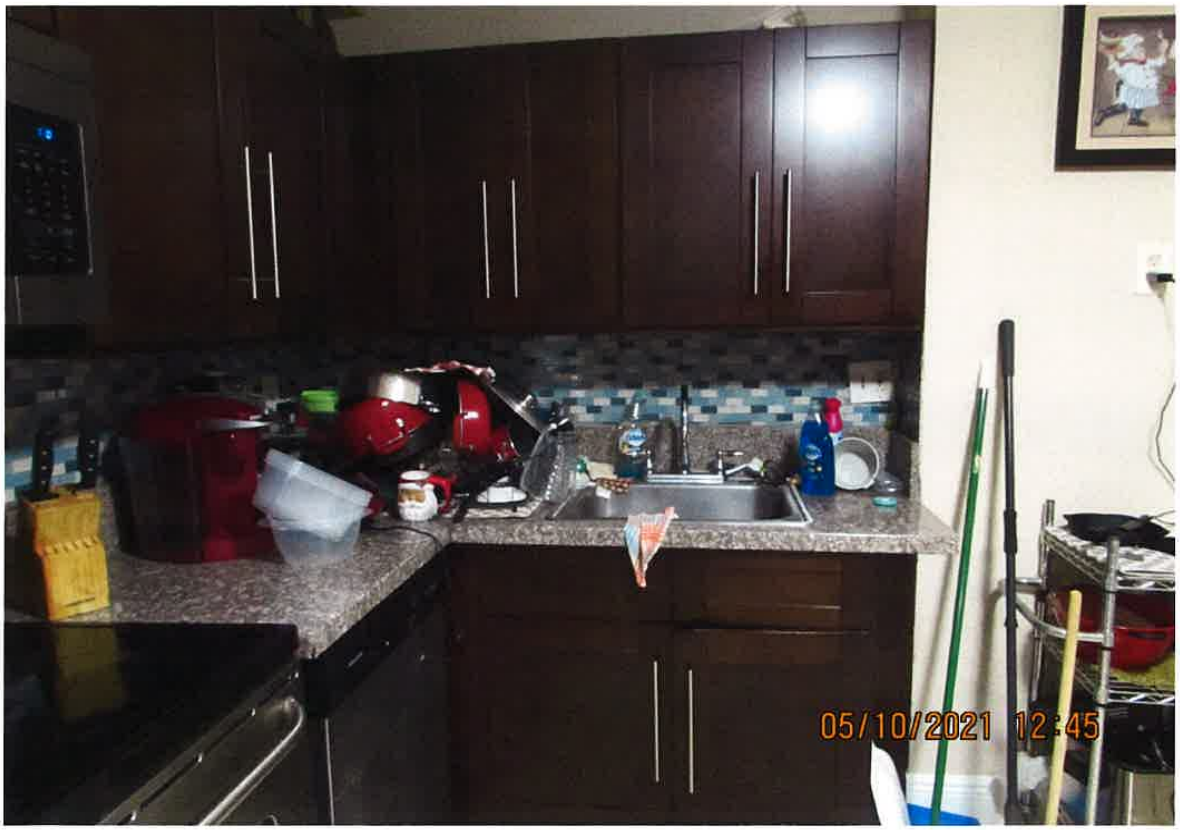
05/10/2021 12:49

05/10/2021 12:49

05/10/2021 12:45
+50%


05/10/2021 12:45

05/10/2021 12:45


05/10/2021 12:45

05/10/2021 12:45

05/10/2021 12:44

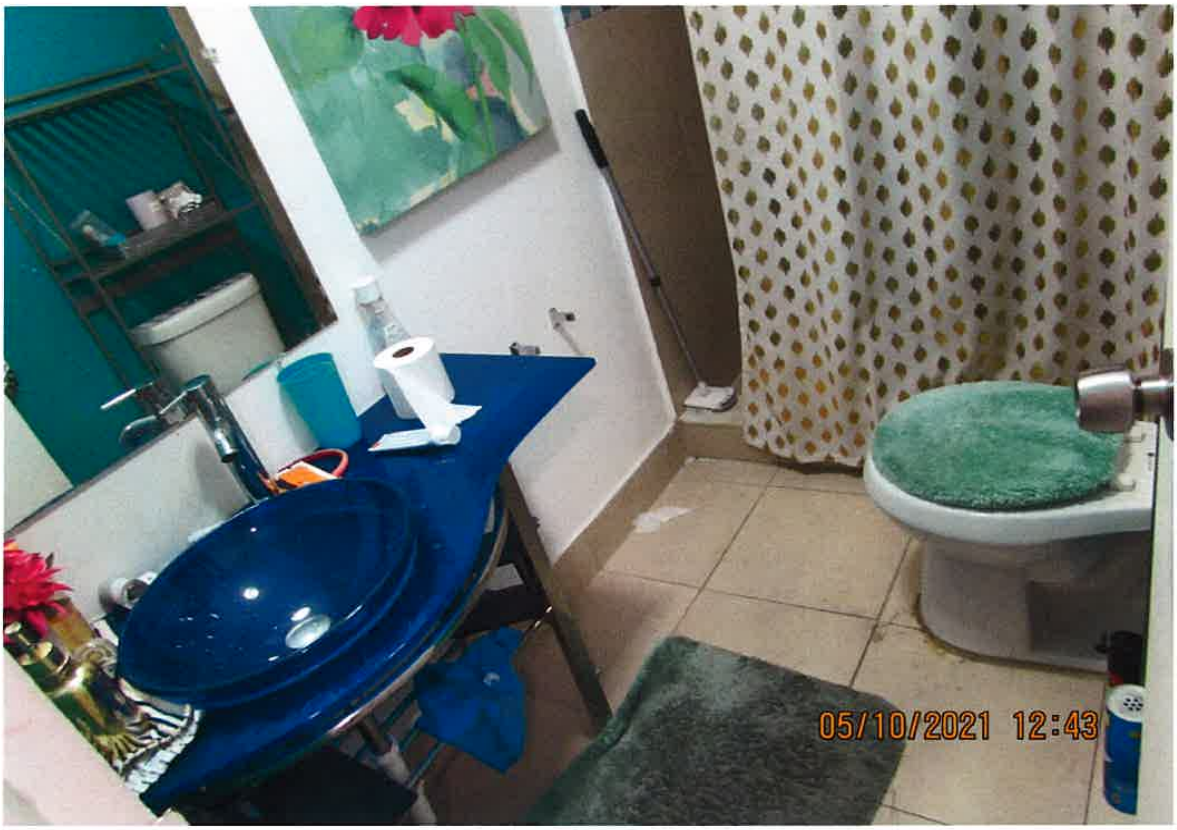
05/10/2021 12:44

05/10/2021 12:43

05/10/2021 12:43

STOP
05/10/2021 12:43

05/10/2021 12:43


05/10/2021 12:43

05/10/2021 12:43

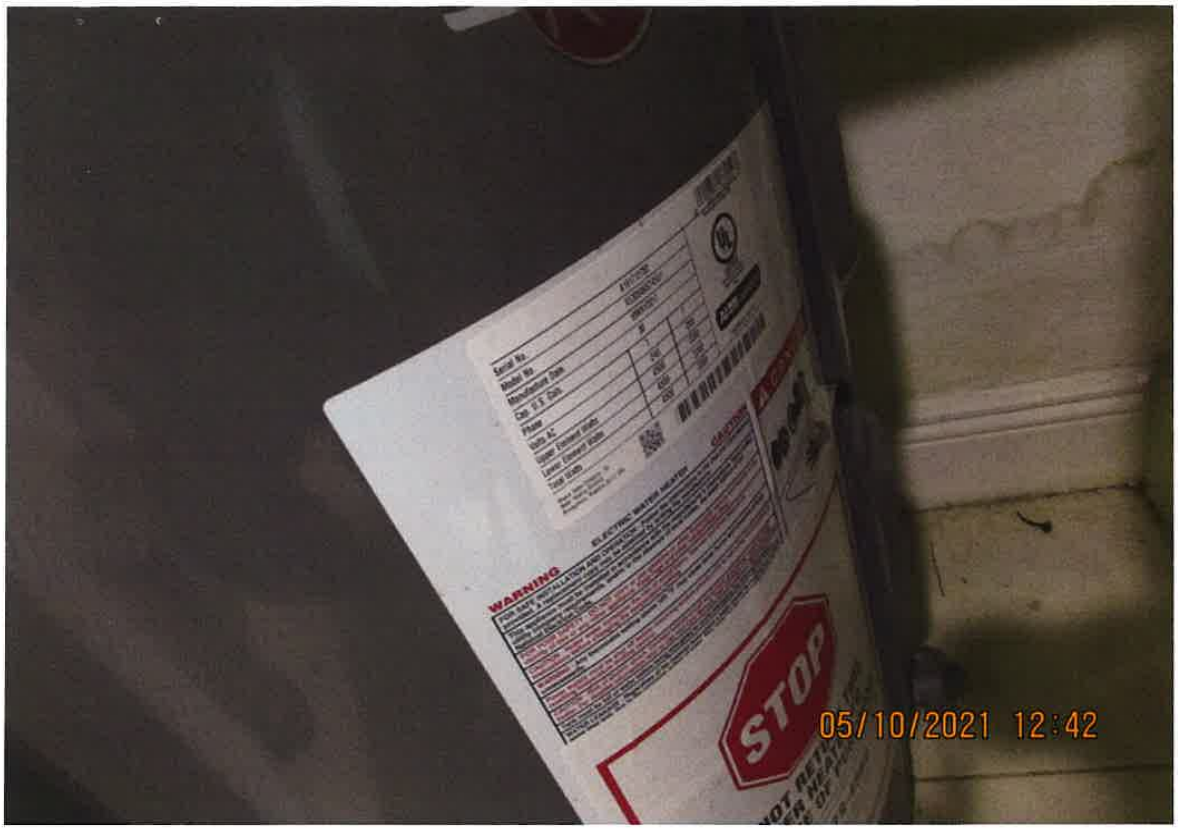
05/10/2021 12:42

AIR SO
05/10/2021 12:42

05/10/2021 12:42

05/10/2021 12:42

05/10/2021 12:42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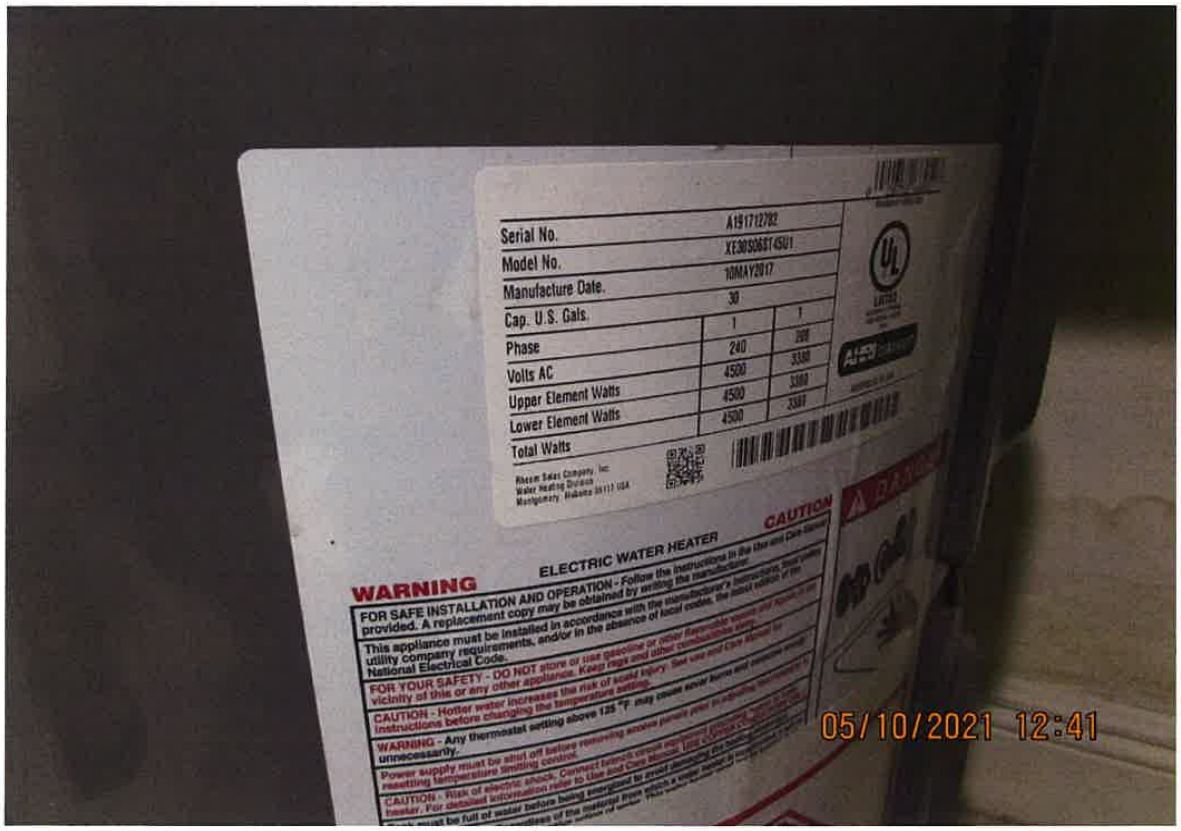
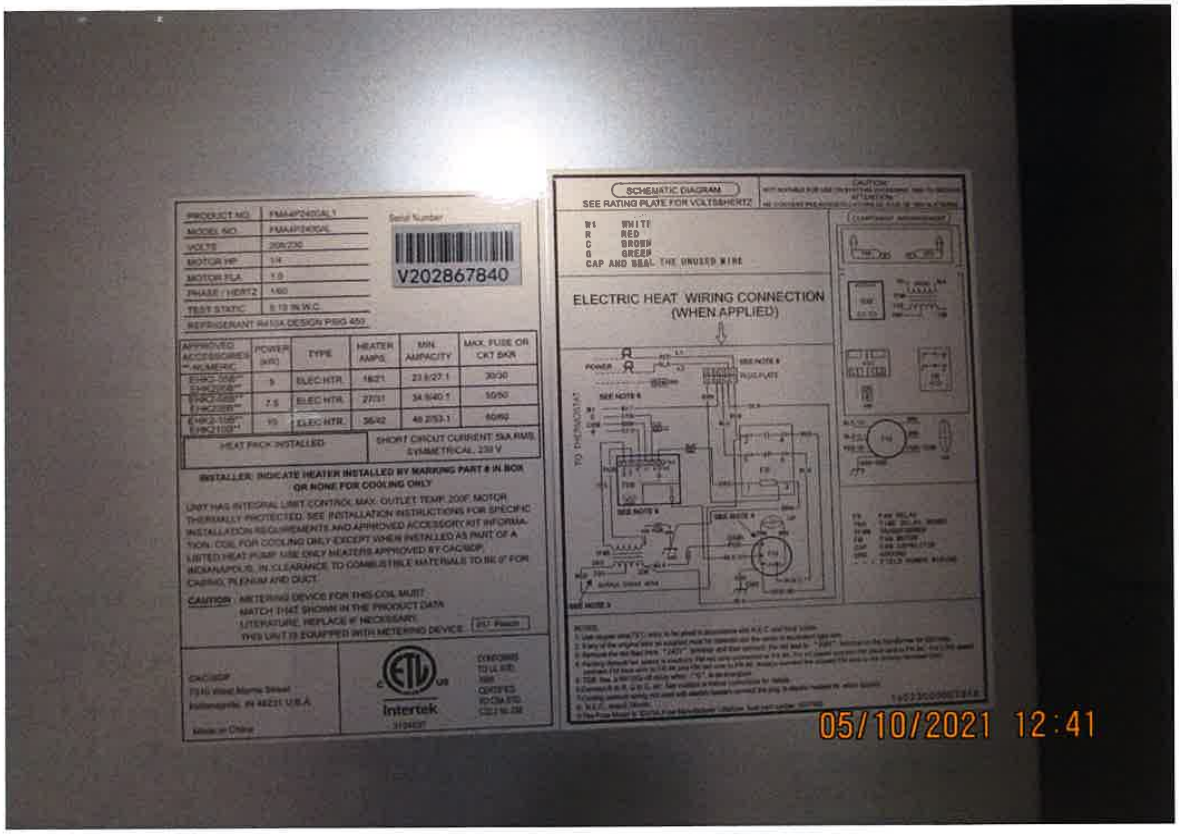
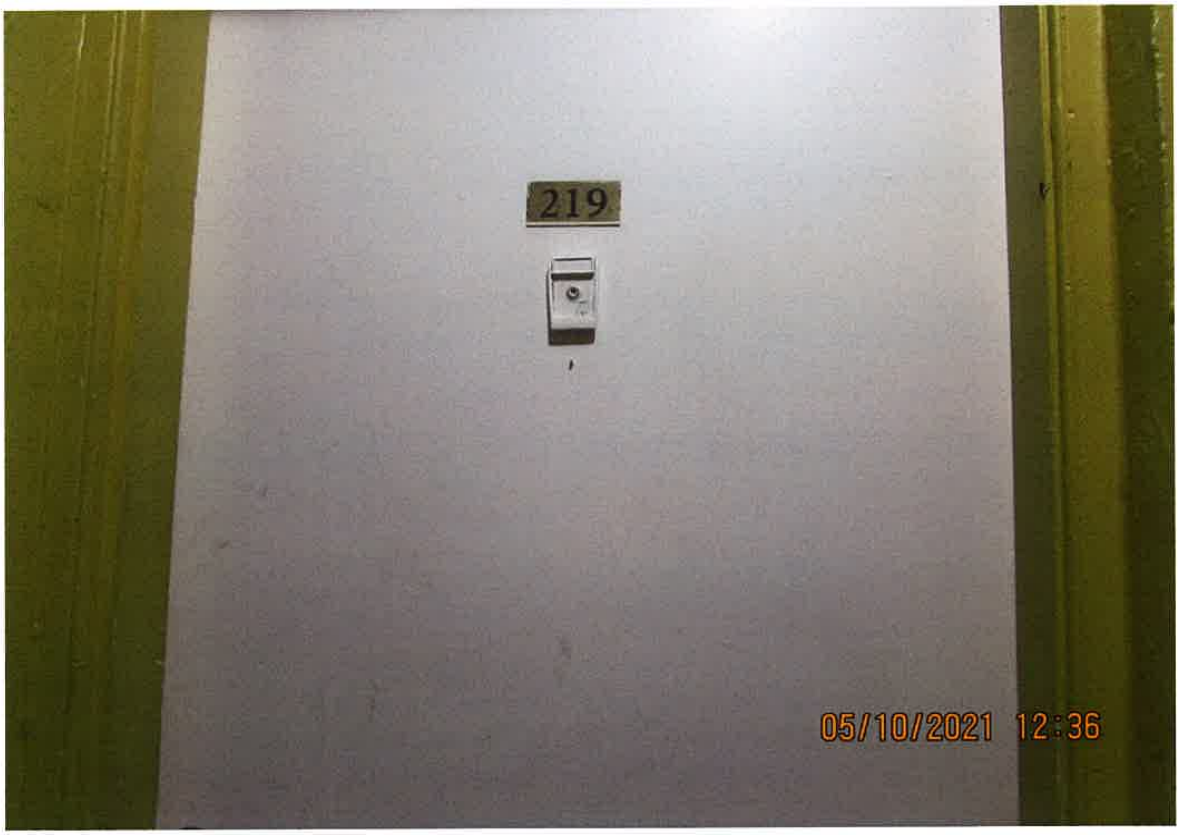
STOP
05/10/2021 12:42


Serial No. A191712722
Model No. XE30S06ST45U1
Manufacture Date. 10MAY2017
Cap. U.S. Gals. 30
Phase 1 1
Volts AC 240 208
Upper Element Watts 4500 3380
Lower Element Watts 4500 3380
Total Watts 4500 3380
Rheem Sales Company, Inc.
Water Heating Division
Montgomery, Alabama 36117 USA
ELECTRIC WATER HEATER
WARNING
CAUTION
05/10/2021 12:41

05/10/2021 12:41

AIR SOLUTION
FILTER
05/10/2021 12:41


PRODUCT NO. FMAHP24D0AL1
MODEL NO. FMAHP24D0AL
VOLTS 208/230
MOTOR HP 1/4
MOTOR FLA 1.0
PHASE / HERTZ 1/60
TEST STATIC 0.10 IN W.C.
REFRIGERANT R410A DESIGN PSIG 450
Serial Number
V202867840
APPROVED ACCESSORIES — NUMERIC
POWER (kW)
TYPE
HEATER AMPS
MIN. AMPACITY
MAX. FUSE OR CKT BKR
ELEC HTR
HEAT PACK INSTALLED
SHORT CIRCUIT CURRENT 5kA RMS SYMMETRICAL, 230 V
INSTALLER: INDICATE HEATER INSTALLED BY MARKING PART # IN BOX OR NONE FOR COOLING ONLY
UNIT HAS INTEGRAL LIMIT CONTROL MAX. OUTLET TEMP. 200F. MOTOR THERMALLY PROTECTED. SEE INSTALLATION INSTRUCTIONS FOR SPECIFIC INSTALLATION REQUIREMENTS AND APPROVED ACCESSORY KIT INFORMATION. COIL FOR COOLING ONLY EXCEPT WHEN INSTALLED AS PART OF A LISTED HEAT PUMP. USE ONLY HEATERS APPROVED BY CAC/MDP, INDIANAPOLIS, IN. CLEARANCE TO COMBUSTIBLE MATERIALS TO BE 0" FOR CABINET, PLENUM AND DUCT.
CAUTION: METERING DEVICE FOR THIS COIL MUST MATCH THAT SHOWN IN THE PRODUCT DATA LITERATURE, REPLACE IF NECESSARY.
THIS UNIT IS EQUIPPED WITH METERING DEVICE:
CAC/MDP
7310 West Morris Street
Indianapolis, IN 46231 U.S.A.
Made in China
Intertek
SCHEMATIC DIAGRAM
SEE RATING PLATE FOR VOLTS&HERTZ
W1 WHITE
R RED
C BROWN
G GREEN
CAP AND SEAL THE UNUSED WIRE
ELECTRIC HEAT WIRING CONNECTION (WHEN APPLIED)
POWER
TO THERMOSTAT
05/10/2021 12:41


219
05/10/2021 12:36

05/10/2021 12:49

Case Overview

Property/Incident Information

Owner	Address	Site Address
ROLLINS CONTINENTAL INC	2170 PIEDMONT ROAD NE ATLANTA, GA 30324	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5699 **Date Next Inspection** 7/20/2021

Notes

1. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Prohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Prohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/24/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
7/6/2021	7/20/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Posted to Property

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 7/20/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/20/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$450.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$550.00**

Payments

Date	Payment Type Name	Amount
6/24/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$450.00**

NOV #5699

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/25/2021
US POSTAGE $0
01

ORKIN
1820 SW 30 AVE
PEMBROKE PARK
FL 33009

NOV #5699

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/25/2021
US POSTAGE $0
01

Sent To:

ROLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Case #:

5699

7021 0350 0001 0297 7488

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

Postage
$0.51

Total Postage and
$6.96

Sent To
ROLLINS CONTINENTAL INC
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH / HET # 5699

Street and Apt. No.
City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6795

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

Postage
$0.51

Total Postage and F
$6.96

Sent To
ROLLINS CONTINENTAL INC
2170 PIEDMOINT ROAD NE
ATLANTA, GA 30324
NOH/ HET # 5699

Street and Apt. No.,
City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7495

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

Postage
$0.51

Total Postage an
$6.96

Sent To
THE PRENTICE-HALL
CORPORATION SYSTEM INC
1201 HAYS STREET #105
TALLAHASSEE, FL 32301
NOH/ HET #5699

Street and Apt. No
City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7012 0470 0001 5589 2320

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ 0.51
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 7.47

Postmark Here
APR 29 2021

NOH#5699

Sent To
Current Tenant / Orkin
Street, Apt. No.; or PO Box No. 1820 SW 30 Ave
City, State, ZIP+4
Pembroke Park FL 33009

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 5589 2344

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ 0.51
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 7.47

Postmark Here

NOH#569

Sent To
The Prentice-Hall Corporation System Inc.
Street, Apt. No.; or PO Box No. 1201 Hays St #105
City, State, ZIP+4
Tallahassee, FL 32301

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 5589 2337

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ 0.51
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 7.47

Postmark Here
APR 29 2021

Sent To
Rollins Continental Inc
Street, Apt. No.; or PO Box No. 2170 Piedmont RD NE
City, State, ZIP+4
Atlanta GA 30324 #NOH5699

PS Form 3800, August 2006 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:

ROLLINS CONTINENTAL INC
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH / HET # 5699

9590 9402 6610 1028 6961 84

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 7488

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addresse

B. Received by *(Printed Name)*

C. Date of Deliver

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 Restrict Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receip

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:

THE PRENTICE - Hall
Corporation System Inc.
1201 Hays Street #105
Tallahassee, FL 32301
NOH #5699

9590 9402 4839 9032 7040 92

2. Article Number *(Transfer from service label)*

7012 0470 0001 5589 2344

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Joshua Trickey

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Corporation Service
Company
1201 Hays RD
Tallahassee FL
32301

9590 9402 6610 1028 7095 25

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 5088

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Joshua Trickey

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Sunbiz.org Division of Corporations an official State of Florida website

Detail by Entity Name

Foreign Profit Corporation
ROLLINS CONTINENTAL, INC.

Filing Information

Document Number	812738
FEI/EIN Number	47-3102508
Date Filed	04/26/1958
State	NY
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	05/02/1986
Event Effective Date	NONE

Principal Address

2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Changed: 04/16/2010

Mailing Address

2170 PIEDMOND ROAD, N.E.
CORPORATE TAX DEPT
ATLANTA, GA 30324-4135

Changed: 01/12/2012

Registered Agent Name & Address

THE PRENTICE-HALL CORPORATION SYSTEM INC.
1201 HAYS STREET
SUITE 105
TALLAHASSEE, FL 32301

Name Changed: 03/09/1994

Address Changed: 03/09/1994

Officer/Director Detail

Name & Address

Title Secretary

CHANDLER, ELIZABETH
2170 PIEDMONT RD NE
ATLANTA, GA 30324-4135

Title President

WILSON, JOHN
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Title President

Campbell, Jeffrey B.
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Title Director, Treasurer

Northern, Edward P.
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Title Director, VP

Leavitt, Steve
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Annual Reports

Report Year	Filed Date
2019	01/14/2019
2020	04/20/2020
2021	04/13/2021

Document Images

04/13/2021 -- ANNUAL REPORT	View image in PDF format
04/20/2020 -- ANNUAL REPORT	View image in PDF format
01/14/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
03/10/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/16/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
01/31/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
03/22/2007 -- ANNUAL REPORT	View image in PDF format

04/10/2006 -- ANNUAL REPORT	View image in PDF format
03/10/2005 -- ANNUAL REPORT	View image in PDF format
03/25/2004 -- ANNUAL REPORT	View image in PDF format
01/31/2003 -- ANNUAL REPORT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
03/01/2001 -- ANNUAL REPORT	View image in PDF format
04/12/2000 -- ANNUAL REPORT	View image in PDF format
04/15/1999 -- ANNUAL REPORT	View image in PDF format
04/22/1998 -- ANNUAL REPORT	View image in PDF format
04/16/1997 -- ANNUAL REPORT	View image in PDF format
03/11/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1820 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0025
Property Owner	ROLINS CONTINENTAL INC	Millage	0613
Mailing Address	2170 PIEDMONT ROAD NE ATLANTA GA 30324	Use	18

Abbr Legal Description	MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$300,520	$1,337,750	$1,638,270	$1,638,270	
2020	$300,520	$1,338,010	$1,638,530	$1,638,530	$35,362.42
2019	$300,520	$1,270,030	$1,570,550	$1,570,550	$34,291.39

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,638,270	$1,638,270	$1,638,270	$1,638,270
Portability	0	0	0	0
Assessed/SOH	$1,638,270	$1,638,270	$1,638,270	$1,638,270
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,638,270	$1,638,270	$1,638,270	$1,638,270

Sales History

Date	Type	Price	Book/Page or CIN
6/14/2005	SWD	$650,000	39960 / 1220
3/1/1971	WD	$36,520	4466 / 86
3/1/1966	WD	$30,000	

Land Calculations

Price	Factor	Type
$9.00	33,391	SF
Adj. Bldg. S.F. (Card, Sketch)		9508
Eff./Act. Year Built: 2008/2007		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
ROLLINS CONTINENTAL INC	)	CASE NO. 5699
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: ROLLINS CONTINENTAL INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1820 SW 30 AVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ROLLINS CONTINENTAL INC AT 2:31 A.M./P.M. ON THE 6 DAY OF JULY 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

( ) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 16 day of 7, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay B

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	5637	06/28/2021

Property Owner:	Property Description:	Certified Mail #:
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	514221010109	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

07/06/2021 14:37

Sincerely,

Josaline Ramirez

Code Enforcement Supervisor
3150 S.W. 52 Avenue

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ROLLINS CONTINENTAL INC

1820 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	5699	07/06/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	514221280025	

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5699

ORKIN
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: ORKIN
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1820 SW 30 AVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: ORKIN
AT 9:51 A.M./P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of MAY, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

tions for the safety of our
s no visitors are allowed
time.

ods please knock on the
l assist, any deliveries will be
until further notice.

e to contact the below....

Manager (954) 605-6717

ice Manager (954) 554-3562

Manager (954) 224-7127

STAPLES

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

ROLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Case #:

5699

Property Owner:

ROLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Certified Mail #:

Property Description:

514221280025

Legal Description:

MEEKINS ADD NO 1 26-5 B TR B S 200 OF
N 741.5 LESS E 30

AKA:

1820 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

05/10/2021 09:51

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

ROLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Case #:

5699

Property Owner:

ROLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Certified Mail #:

Property Description:

514221280025

Legal Description:

MEEKINS ADD NO 1 26-5 B TR B S 200 OF
N 741.5 LESS E 30

AKA:

1820 SW 30 AVE, PEMBROKE PARK, FL
33009

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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Prohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Prohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
6. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Teressa Malcolm

Code Enforcement Officer

4/29/2021

05/10/2021 09:55

05/10/2021 09:50

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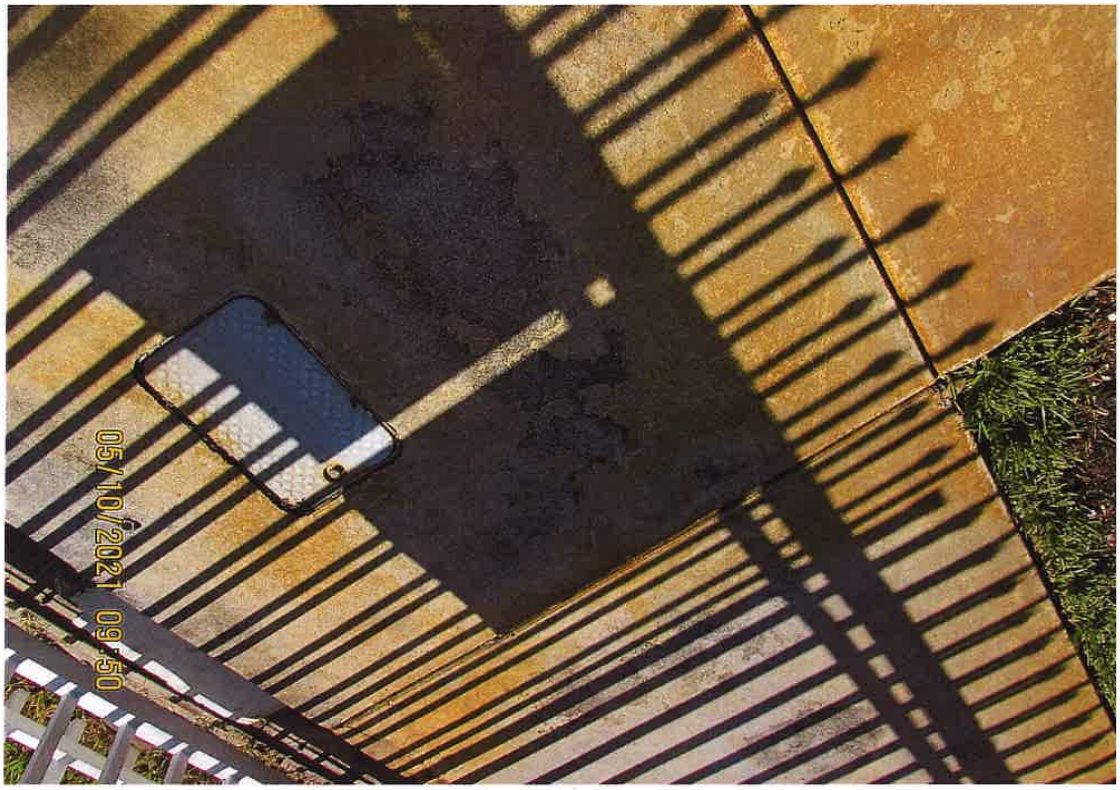
05/10/2021 09:50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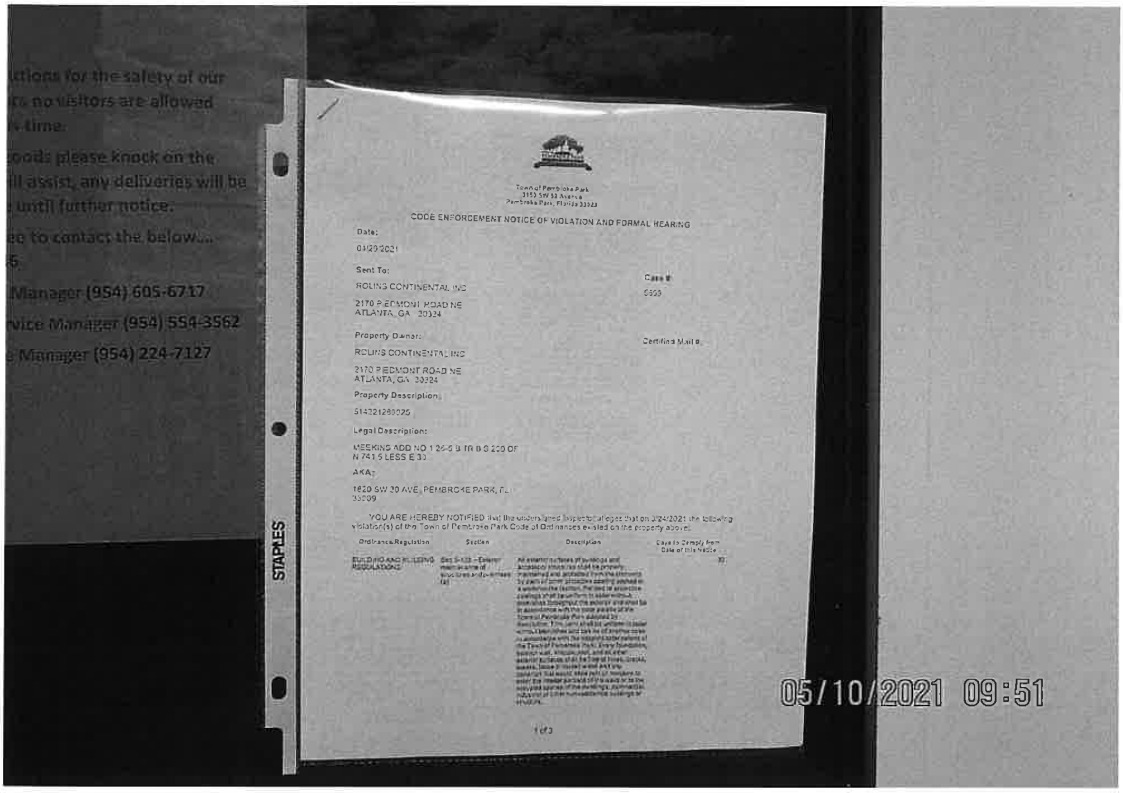
tions for the safety of our
no visitors are allowed
time.
ods please knock on the
ll assist, any deliveries will be
until further notice.
to contact the below...
Manager (954) 605-6717
vice Manager (954) 554-3562
Manager (954) 224-7127
STAPLES
Town of Pembroke Park
3153 SW 53 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/29/2021
Sent To:
ROLLINS CONTINENTAL INC
2170 PIEDMONT ROAD NE
ATLANTA, GA 30324
Case #:
9950
Property Owner:
ROLLINS CONTINENTAL INC
2170 PIEDMONT ROAD NE
ATLANTA, GA 30324
Certified Mail #:
Property Description:
514021280020
Legal Description:
MESKING ADD NO 1 26-0 9 TR B 0 200 OF
N 741.5 LESS E 30
AKA:
1620 SW 30 AVE, PEMBROKE PARK, FL
33009
YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 3/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103 – Exterior maintenance of structures and premises (a)
All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike manner. Painted or protective coatings shall be uniform in color without peeling or blistering 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 blistering and cracks be of a color color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, roof, and all other exterior surfaces of all the buildings, porches, decks, fences, [illegible] and any [illegible] shall exist free from all rodents to enter the interior or crawl of the space or to the exterior spaces of the dwelling, commercial, industrial or other non-residential buildings or structure.
30
1 of 3
05/10/2021 09:51

1820
05/10/2021 09:51

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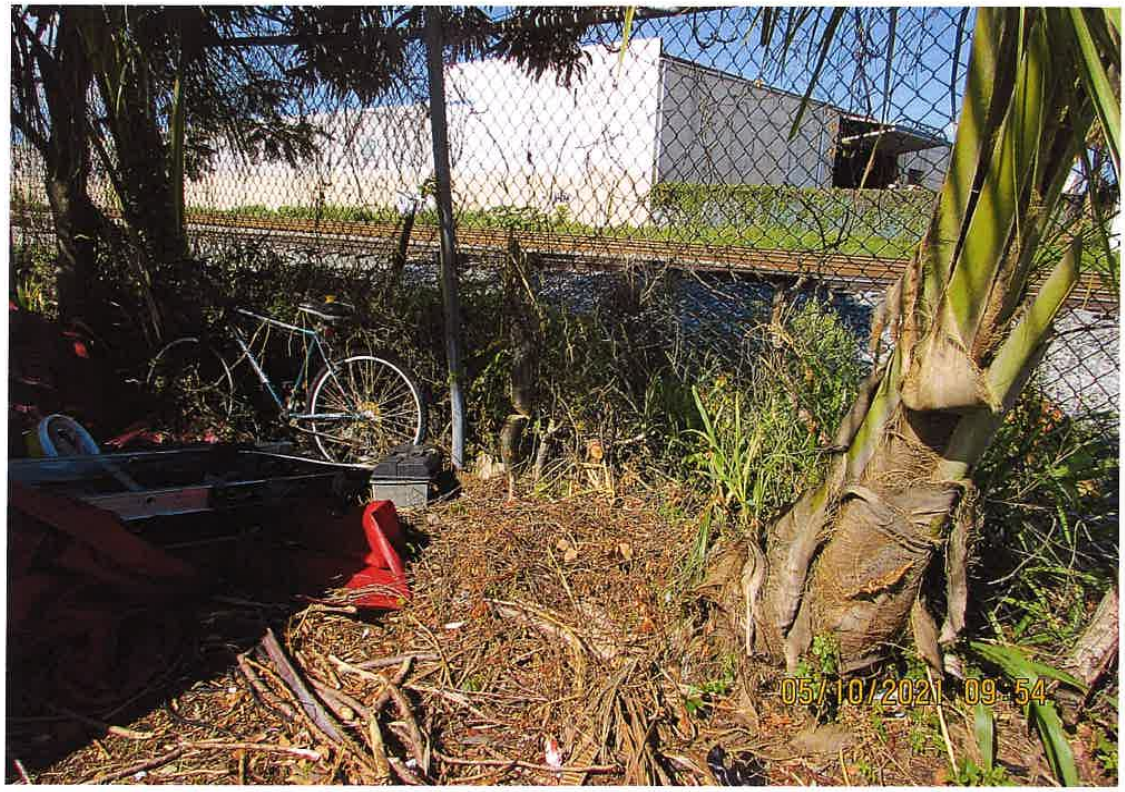
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PENETR
05/10/2021 09:54

DRUM
05/10/2021 09:54

05/10/2021 09:54

05/10/2021 09:54

05/10/2021 09:54

PEST CONTROL DOWN TO A SCIENCE.
ORKIN
05/10/2021 09:55

STOP
ORKIN
05/10/2021 09:55

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ROLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	5699	03/24/2021

Property Owner:	Property Description:	Certified Mail #:
ROLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	514221280025	

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

1. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Unprohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Unprohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
6. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

Teressa Malcolm

From: Mark Grimes <mgrimes@wallenkelley.com>
Sent: Monday, May 17, 2021 3:59 PM
To: Teressa Malcolm
Cc: Joseline Ramirez; Barbosa, Leandro
Subject: RE: Case #: 5699; 5/14/21--Pembroke Code Violations f/u 5-14-21; f/u 5-17-21
Attachments: 20210517152234326.pdf; 20210517152200461.pdf; 20210517152124021.pdf

Teresa—thought I would provide an update re: the disposition of the items detailed in your email Friday afternoon in advance of tomorrow morning's hearing at 9:00 a.m.

Please see our comments inserted in "red" to your email below.

Thanks,

Mark

Mark E. Grimes
Partner

WALLEN KELLEY

1600 Ponce de Leon Blvd.
Penthouse 1
Coral Gables, Florida 33134
Telephone: (305) 723-1100
mgrimes@wallenkelley.com
www.wallenkelley.com

From: Teressa Malcolm <tmalcolm@tppfl.gov>
Sent: Friday, May 14, 2021 2:36 PM
To: Mark Grimes <mgrimes@wallenkelley.com>
Cc: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Case #: 5699; 5/14/21--Pembroke Code Violations f/u 5-14-21

Mr. Grimes:

Good afternoon,

I tried calling you back earlier with no response. However, I was able to re-inspect the property and found a few things that haven't been addressed:

- the sidewalks have not been pressured wash as of today. The sidewalks are being pressure cleaned on Wed, 5/19 (at an estimated cost of $225).
- The chain link fence has been repaired. Check. The original fence permit is not available (fence there since building was built).

- The black bags have been removed from the property but in that same area of the parking lot the other items are considered prohibited items and will need to be removed from the property. Other prohibited items in the area of the parking lot have been removed.
- I noticed the pod was removed from the parking lot, can you please provide me with the permit number for the removal of the pod? So I can assure all the inspections were passed and the permit was closed. The POD was removed per the attached Relocation/Move Agreement dated 5/12/21 with Pac-Van, the POD supplier (see attached pdf 4326). No permit was opened for removal of the POD.
- I've also noticed a lot of dead vegetation on the palm trees and ground area per my inspection this afternoon. Dead vegetation / debris has been picked up/removed.

The building hasn't been pressured washed as of yet. A formal estimate to pressure clean the building (and paint where necessary) is being procured.

Additionally, attached please see:

- a copy of the previously referenced Agreement with DMI Paving and Sealcoating (attached as pdf 4021; DMI to obtain permit); and

-a copy of the building permit for the generator (attached as pdf 0461).

Per my inspection of the property this afternoon, my recommendation is that you or your representative show up at the hearing next Tuesday (5/18/2021) at 9 am for the case to be heard by the judge and we can determine how to proceed. We will see you there.

Please feel free to contact me with anything further,

Teressa Malcolm

Get Outlook for iOS

From: Mark Grimes <mgrimes@wallenkelley.com>
Sent: Friday, May 14, 2021 10:21 AM
To: Teressa Malcolm
Cc: Joseline Ramirez
Subject: Re: Case #: 5699; 5/14/21--Pembroke Code Violations f/u 5-14-21

Teressa—this follows up the voice mail I just left re: next Tuesday's hearing.

The following corrective actions (1 thru 5) have been taken by Rollins within the 30-day period from the date of the Code Enforcement Notice for the purpose of addressing the specific requirements set forth in your notice of 4/29/21:

1. Sidewalks will be pressured cleaned 5/12/21. Rust from fence cleaned on 5/3/21. Signed Agreement with DMI Paving and Sealcoating (project # M21-5174) on 5/12/21 confirming parking lot repairs to be started within 2-3 weeks.
2. Chain-Link fence repaired 5/12/21.

3. Items(black garbage bags) removed from parking lot area.
4. Original generator permit obtained.
5. POD Removed from premises 5/12/21.

1. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Prohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Prohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
6. A double permit fee has been assessed.

Please let me know what else you require in order to confirm Rollins' compliance and possibly avoid the hearing on same next Tuesday.

Thanks,

Mark

Mark E. Grimes
Partner

WALLEN KELLEY

1600 Ponce de Leon Blvd.
Penthouse 1
Coral Gables, Florida 33134
Telephone: (305) 723-1100
mgrimes@wallenkelley.com
www.wallenkelley.com

From: Mark Grimes
Sent: Wednesday, May 12, 2021 11:07 AM
To: jramirez@tppfl.gov
Cc: tmalcolm@tppfl.gov
Subject: Re: Case #: 5699; 5/12/21--Pembroke

Jocelyn—thank you for taking my call earlier this morning re: my attendance as counsel for Rollins at the hearing noticed for next **Tuesday, 5/18 @ 9:00 a.m.**

Look forward to meeting you and Teressa.

Regards,

Mark

Mark E. Grimes

Partner

1600 Ponce de Leon Blvd.
Penthouse 1
Coral Gables, Florida 33134
Telephone: (305) 723-1100
mgrimes@wallenkelley.com
www.wallenkelley.com

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

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WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Pac-Van

Miami
3100 NW 131st Street
Opa-locka, FL 33054
PH: (305) 509-6065
FAX: (305) 509-6066

Purchase Agreement No: SFQ-708821
Purchase Agreement Date: 05-12-2021
Purchase Agreement Expires: 7 days
Sales Consultant: Joey Gonzalez
Email: jgonzalez@pacvan.com

Billing Information
ORKPC7
Orkin Pest Control
Leandro (Leo) Barbosa
1820 SW 30th Ave
Hallandale, FL 33009
Ph:(954) 628-5046

Shipping Information
Orkin Pest Control
1820 SW 30th Ave
South Broward #197
Hallandale, FL 33009
Leo Barbosa
Ph:(954) 628-5046

Charges	Quantity	Unit Price	Unit Tax	Total Sale Price
First 2 hrs of job	2.00	$130.00	$9.10	$278.20
Extra hrs TBD	1.00	$0.00	$0.00	$0.00
Loaded Container Fee	1.00	$100.00	$7.00	$107.00

Total: $360.00

w/Tax*: $385.20

Notes:
* Tax Amount is an estimate only.
***Relocation to 1040 SW 12th Ave, Pompano Beach, FL 33069

SPECIAL OFFER:
Need Storage?
Please ask us about our special pricing on all Storage Containers with your order.

Included With Your Pac-Van Agreement:
Superior Customer Service
Nationwide Service From a Local Company
Your One Stop for Mobile & Ground-Level Offices, Modular Buildings, and Storage Equipment

This agreement is made between Pac-Van, Inc., herein called the Seller, and Orkin Pest Control herein called the Purchaser, and is subject to the Equipment and/or Services Purchase Agreement Terms and Conditions attached hereto.

The purchaser is responsible for securing any and all applicable building permits, licenses, or approvals necessary for the purchased equipment. This Purchase Agreement is based on a level, compact, and accessible site. Unless specified, this Purchase Agreement excludes taxes and other services. Seller does not warrant in any way that the equipment meets any local, state, federal or other code unless specified. This Purchase Agreement is contingent on final acceptance by Seller and credit approval by Seller.

Sign Here

Signature:		Signature:	
Printed:	LEO BARBOSA	Printed:	Joey Gonzalez
Title:	BRANCH MANAGER	Title:	Sales Representative
Date:	5/12/21	Date:	

Pac-Van, Equipment and/or Services Purchase Agreement Terms and Conditions

1. **Sale.** Pac-Van, Inc. ("Seller") hereby sells, and the party identified on the reverse hereof ("Purchaser") hereby purchases from Seller, all of Seller's right, title and interest in the equipment identified on the reverse hereof (the "Equipment") pursuant to the terms of this Equipment and/or Services Purchase Agreement (this "Agreement").

2. **Scope of Work.** Seller shall be responsible for delivering to Purchaser only the Equipment and/or rendering the services (the "Services") specified in the attached quote ("Quote") or scope of work document ("Work Document"). Seller is not obligated to sell any Equipment or render any Service unless specified on the attached Quote, Work Document or an approved change order signed by Purchaser and Seller. In the case of a building ("Building") which is newly manufactured, Seller may request Purchaser to approve floor plans, specifications, finish selections, and other documentation required by the manufacturer prior to commencing building process. Any changes to these Building specifications must be approved in writing by both Purchaser and Seller.

3. **Regulatory Requirements:** The Purchaser shall promptly execute and comply with all federal, state, and local statutes, ordinances, and all other regulatory requirements (including any state or local building codes) applicable to the Equipment. Unless the Quote states that Seller is responsible for obtaining permits for the Equipment, Purchaser shall be solely responsible for obtaining all permits necessary to set and occupy the Equipment, Purchaser shall be solely responsible for all taxes (including sales and property tax), permit fees and other costs related to the sale of the Equipment. After receipt of payment in full for the Equipment, Seller shall deliver to Purchaser a bill of sale or a statement of origin for the Equipment.

4. **Site Conditions:** Unless otherwise specified on the Quote, Purchaser shall be solely responsible for providing a safe, level, and compact site with appropriate accessibility for delivery of the Equipment and any Services or set up of the Equipment. Purchaser shall be responsible for additional costs related to site conditions deemed unacceptable or inadequate by Seller.

5. **Utilities:** Purchaser shall be solely responsible for arranging for utility service, running necessary utility lines and connecting utilities to the Equipment, unless specified otherwise on the Quote.

6. **Insurance:** Purchaser, at its own expense, shall insure for risks of loss or damage to the Equipment or injury to any person commencing upon arrival of the Equipment at the delivery location (when Equipment is unhooked from transportation equipment).

7. **Acceptance:** Upon completion of the Services, Seller will request acceptance of the Equipment ("Acceptance") by Purchaser. The Purchaser shall have the right to inspect all Equipment ("Inspection") prior to Acceptance. Inspection and Acceptance will not be unreasonably delayed or refused. Purchaser may submit a written list to the Seller for elements of the Equipment which are not accepted by Purchaser (the "Punch List"). Seller will use reasonable commercial efforts to resolve all Punch List items in a reasonable and timely manner. Upon receipt of Acceptance and full payment for the Equipment, Seller will authorize Purchaser to use the Equipment (including the transfer of keys if applicable). In the absence of a written Acceptance delivered to Seller from Purchaser, Purchaser's use by of the Equipment or payment in full acknowledges Purchaser's full Acceptance of the Equipment and satisfactory completion of Seller's responsibilities under this Agreement.

8. **Delays:** In the case of new manufactured Buildings, Purchaser may not delay delivery of a Building for more than 10 business days after the Equipment is made available to Seller by the Building manufacturer. In the event such a delay lasts 10 business days, Purchaser agrees to accept the Equipment on the tenth business day following delivery (the "Outside Delivery Date") "as is, where is" and responsibility for the Building including liability and risk of loss shall transfer to Purchaser on the Outside Delivery Date. In addition, Purchaser agrees to make immediate payment in full for the Equipment no later than the Outside Delivery Date. In the event of such delay, Seller reserves the right to change its pricing for any Services. If Purchaser fails to conduct the Inspection and provide Acceptance in a reasonable and timely manner (not to occur later than the Outside Delivery Date), Purchaser shall be deemed to have delivered Acceptance to Seller and shall pay Purchaser in full for the Equipment.

9. **Warranties:** Seller extends and assigns any and all manufacturer's warranties related to the Equipment. There are no additional warranties.

   Warranty Disclaimer – EXCEPT FOR THE MANUFACTURER'S WARRANTIES, WHICH ARE HEREBY ASSIGNED TO PURCHASER, PURCHASER AGREES THAT THE EQUIPMENT, THE SERVICES RENDERED BY SELLER AND OTHER ITEMS DELIVERED TO PURCHASER ARE DELIVERED "AS IS, WHERE IS" WITH ALL FAULTS AND DEFECTS. SELLER HEREBY DISCLAIMS, AND PURCHASER HEREBY WAIVES AND RELEASES, ALL LIABILITIES AND OBLIGATIONS OF SELLER, AND PURCHASER AGREES THAT SELLER MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, REGARDING THE EQUIPMENT PURCHASED BY PURCHASER OR THE SERVICES RENDERED BY SELLER, WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR PURPOSE, PERFORMANCE, QUALITY, DESIGN, WORKMANSHIP, CONDITION, STORAGE CAPACITY OR COMPLIANCE WITH LAW.

10. **Payment Terms:** Unless otherwise stated in the Quote or Work Document, Purchaser shall pay Seller the price for the Equipment and the fees for the Services (collectively, the "Charges") for the Equipment and Services as follows: (a) 25% of the Charges are due upon signing and delivery of this Agreement to Purchaser, (b) 65% of the Charges are due upon delivery of the Equipment and /or Services and (c) 10% of the Charges are due upon Acceptance of the Equipment and/or Services.

11. **Assignment:** Purchaser shall neither assign its rights nor delegate performance of its duties under this Agreement unless specifically approved in writing by Seller.

12. **Termination of Agreement:** This Agreement may be terminated by Seller upon the occurrence of any of the following: (1) Purchaser fails to obtain credit approval from Seller, (2) Seller's business closes, (3) manufacturer's business closes and Seller is unable to obtain the same or similar Equipment from another manufacturer without additional cost, (4) Purchaser requests cancellation and receives Seller's written approval prior to Seller placing purchase order for the new manufactured Building or (5) Purchaser's default. Otherwise, Purchaser's breach of this Agreement shall not constitute a termination of this Agreement, and Purchaser shall remain liable for the full performance of all obligations on the part of the Purchaser under this Agreement.

13. **Indemnification:** Purchaser shall indemnify, hold harmless, defend and reimburse Seller and its directors, officers, shareholders, employees, agents, affiliates and assigns (collectively, the "Seller Related Parties") from and against all losses, damages, death, claims, injuries, costs and attorney's fees, whether or not caused by the concurrent negligence of the Seller Related Parties, arising from (a) the loss of, damage to or destruction of Equipment or its contents (the "Contents") due to collision, forces of nature, fire or other casualty, (b) damage to Purchaser's goods or property caused during storage in or transport of the Equipment or the Contents, (c) any levy, attachment or repossession of the Equipment, (d) any fine, liens, tax, penalty, towing, impound or other charges arising from Purchaser's use of the Equipment, (e) Purchaser's breach of this Agreement, (f) the use, maintenance, operation, ownership, transport or rental of the Equipment by Purchaser or Purchaser's agents, (g) any pollution, contamination, environmental impairment and/or similar condition directly or indirectly caused by or resulting in whole or in part from Purchaser's rental of the Equipment pursuant to this Agreement or (h) any environmental statutory or regulatory compliance requirements applicable to any Equipment (or any use thereof) and required under any and all foreign or domestic federal, state or local laws, treaties, ordinances, regulations, codes, rules, orders, guidelines, policies or requirements of any governmental authorities which regulate or impose standards of liability or conduct concerning air, water, soils, wetlands and watercourses, solid waste, hazardous waste and/or materials, worker and community right-to-know, noise, resource protection, health protection and similar environmental, health, safety, and land use concerns as may now or at any time hereafter be in effect. The indemnification obligations of Purchaser hereunder shall survive the termination of this Agreement.

14. **Seller's Remedies:** In the event of any default by the Purchaser under this Agreement, Seller may: (a) declare the entire amount under this Agreement immediately due and payable, without notice or demand to the Purchaser, (b) sue for recovery of all payments, and other payments, then accrued or thereafter accruing, (c) take possession of the purchased equipment and any parts thereof, without demand or notice, wherever the same shall be located, without any court order or process of law and (d) sue for damages for loss of business profits, loss of revenue, labor costs, all expenses associated with the pick-up of the purchased equipment, attorney fees or any other consequential damage.

15. **Attorney Fees and Forum Selection:** In the event of any dispute arising under or in connection with this Agreement or any action to enforce this Agreement or to remedy a default or breach hereunder, the prevailing party therein shall be entitled to recover from the non-prevailing party all costs and expenses related to such proceeding or claim, including, without limitation, reasonable attorneys' fees and expert witness fees. All claims brought by Seller against Purchaser or Purchaser against Seller shall be subject to and governed by the laws of the State of Indiana, venue for such claims shall be solely in and subject to the jurisdiction of Marion County, Indiana and no other jurisdiction.

16. **Sending of Notices:** For purposes of any notice required, Seller represents that its principal place of business is located at 9155 Harrison Park Court, Indianapolis, IN 46216. Purchaser represents that its principal place of business is located at the address set forth in the Quote. Notice mailed to the office of Purchaser or Seller shall constitute sufficient notice to comply with the terms of this Agreement. Notices emailed to Seller at notices@pacvan.com shall constitute sufficient notice to Seller.

17. **Entire Agreement:** The terms of this Agreement are intended by the Purchaser and Seller as a final expression of their agreement with respect to such terms and also as a complete and exclusive statement of such terms. This Agreement may not be modified or rescinded in any manner except by the written agreement of both Seller and Purchaser. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

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03/23/2021 14:51

Pac-Van™

Relocation / Move Agreement

Company Name: ORKIN LLC

Contact Name: LEO BARBOSA

Office: (____) _____ Email: LBARBOSA@ORKIN.COM

Cell: (954) 605 6717 Fax: (____) _____

Date Requested: 5/12/21 PO #: _____

Container Size: 20' Serial # / ID #: _____

Pick up Address: 1820 SW 30TH AV HALLANDALE FL 33009

Delivery Address: 1040 SW 12 AV POMPANO, FL, 33069

Additional Notes: _____

Contact Person – Billing and Account Information:

Name: LEANDRO BARBOSA Email: LBARBOSA@ORKIN.COM

Phone: (954) 605 6717 Fax: (____) _____

Indemnification: I indemnify, hold harmless, and defend Pac-Van from all liability, claims, injuries, demands, actions or causes of action (without limitation) (including attorney's fees and all costs) that are hereby others arising out the this authorization to move the Container, including claims for Pac-Van Inc. passive or active negligence.

All Containers must be empty and unlocked to be moved

All moves are $130.00 per /hour from port to port; A 10% fuel charge will apply

Loaded Containers

If the container to be moved is loaded, Pac-Van Inc. reserves the right whether or not to move the loaded container. If moved, Pac-Van is not responsible for any of the contents and an additional charge of $100.00 _____ will apply.

LEANDRO BARBOSA — Printed Name

BRANCH MGR — Title

Signature

5/12/21 — Date

Miami FL Office

3100 NW 131st Street - Opa-Locka, FL 33054 | phone: 305.769.2468 | toll free: 800.546.1050 | info@pacvan.com

www.pacvan.com

TOWN OF PEMBROKE PARK
BUILDING PERMIT

PERMIT No. 091654-0 **DATE** 8/13/2010 3:39:39 PM

OWNER ROLINS CONTINENTAL INC

CONTRACTOR SUBURBAN PROPANE **STATE CERTIFIED** FL

ADDRESS 1820 SW 30 Ave

SUBDIVISION N/A

LOT 26 **BLOCK** 5

PURPOSE

Generator

For inspections call 954-966-4600 x226
NOTICE: In addition to the requirements of this permit their may be additional restrictions applicable to this property that may be found in the public records of this county and their may be additional permits required from other governmental entities such as zoning, water management dist .e agencies or federal agencies. CERTIFICATE OF OCCUPANCY MUST BE ED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE. DO NOT R HIS CARD BEFORE COMPLETION UNDER SECTION 104.1 OF THE FI UILDING CODE.

WARNING TO OWNER: YOUR FAILURE TO RE . NOTICE OF COMMENCEMENT MAY RESULT IN YOUR P NG TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YO TEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR TTORNEY BEFORE RECORDING YOUR NOTICE OF COMM EMENT

TOWN OF PEMBROKE PARK
BUILDING PERMIT

PERMIT No. 091654 **DATE** 3/30/2010 8:39:29 AM

OWNER ROLINS CONTINENTAL INC

CONTRACTOR Reliable Indsutries Inc. **STATE CERTIFIED** FL

ADDRESS 1820 SW 30 Ave

SUBDIVISION N/A

LOT 26 **BLOCK** 5

PURPOSE

Generator

For inspections call 954-966-4600 x226
NOTICE: In addition to the requirements of this permit their may be additional restrictions applicable to this property that may be found in the public records of this county and their may be additional permits required from other governmental entities such as zoning, water management districts, state agencies or federal agencies. CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE. DO NOT REMOVE THIS CARD BEFORE COMPLETION UNDER SECTION 104.1 OF THE FLORIDA BUILDING CODE.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT

SUB-PERMITS

[redacted] JL

[redacted] JL

[redacted] JL

71901 (P) Reliable Indsutries Inc. [25300]

72635 (B) Presion Construction Inc. [CGC003467]

72636 (E) V-ELECTRIC INC. [ER-0013869]

STRUCTURAL INSPECTIONS	ELECTRICAL INSPECTIONS	PLUMBING INSPECTIONS
Final Building	Electrical Rough ARIC 8/20/10	Final Gas
Reinf steel	Final Electrical ARIC 12/1/10	Gas Appliances
Slab-structural		Gas Pressure Test
		Gas Tanks (LP)
		Tank Installation

ZONING INSPECTIONS	MECHANICAL INSPECTIONS	FIRE INSPECTIONS
Final Zoning 12/3/10		Final Fire
Location Verification 12/3/10		

	ENGINEERING INSPECTIONS
	Final Zoning 12/3/10
	Location Verification 12/3/10

General Notes

New Optional Stand-By Generator:

ROLLINS/ORKIN CO

1820 S. 30th AVENUE
PEMBROKE PARK, FLORIDA 33009

REVISIONS	B
1 07/07/09 B.D.C.	J.C
2 06/24/11 AS-BUILT	D.I

J. DAVID PUGA
LICENSE
No 41163
STATE OF
FLORIDA
PROFESSIONAL ENG

NOT VALID FOR CONSTRUCTIO
UNLESS SIGNED & SEAL IN THIS

Date	12-05-07
Scale	
Drawn	
Job	06-056A
Sheet	E-3
Of 4 Sheets	

ELECTRICAL APPROVED
JUL 19 2011
TOWN OF PEMBROKE PARK

Puga and Associates, Inc.
Engineers/Consultants
EB 0005813
7326 S.W. 48th Street
Miami, Florida 33155
(305) 661-7700

TOWN OF PEMBROKE PARK
BUILDING PERMIT APPLICATION
STRUCTURAL

MASTER PROCESS # [redacted]

MASTER PERMIT #

APPLICATION DATE: TAX FOLIO No. 11221-28-00250

JOB NAME Rollins/Orkin Generator PHONE # 954-921-9330

JOB ADDRESS 1820 SW 30th Ave. PEMBROKE PARK, BROWARD COUNTY, FL. ZIP 33009

OWNER NAME Rollins Continental

Owners Address 2170 Piedmont Rd. NE, Atlanta GA 30324

WORK DESCRIPTION Install emergency generator

FEE SIMPLE TITLE HOLDER (NAME/ADDRESS) Rollins Continental, 2170 Piedmont Rd. NE, Atlanta GA 30324

USE/OCCUPANCY office SQ. FT. 9530 Value of Proposed Work: $

CONTRACTOR'S NAME PHONE # Fax #

CONTRACTOR'S ADDRESS CITY STATE FL ZIP

CONTRACTOR'S BROWARD COUNTY OR STATE CERTIFICATION OR REGISTRATION NUMBER:

LEGAL DESCRIPTION: The South 200 feet of the north 715 feet of Tract B, less the east 30 feet thereof, Meekins addition No. 1, plat book 26, page 5, Broward County

BONDING COMPANY & ADDRESS: None

ARCHITECT/ENGINEER'S NAME Rodriguez Pereira Architects PHONE # 305-592-8045 FAX # 305-592-5756

ARCHITECT/ENGINEER'S ADDRESS 2001 NW 84th Ct. CITY Miami STATE FL ZIP 33172

MORTGAGE LENDER NAME/ADDRESS: none

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the Town of Pembroke Park, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBATIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature [signature] Date: 3-4-10 Signature Date:
Owner or Agent ** Prime Contractor

Signature Yutakahashi Signature
NOTARY as to Owner NOTARY as to Contractor

Y.C. TAKAHASHI
MY COMMISSION EXPIRES 08/18/2012
NOTARY PUBLIC - GEORGIA
COBB COUNTY

✓ Personally Known, ___ Identification Provided: ___ (Type of I.D.) ___ Personally Known, ___ Identification Provided: ___ (Type of I.D.)

**The owner's authorization must be obtained if you are signing this document as their agent.

Application Approved by ___ Permit Officer Effective Code: 20 ___ Florida Building Code

Date: Wednesday, April 21, 2021

Project # M21-5174

Submitted To:
Ms. Arianne De La Torre
Orkin, Llc
Corporate Tax
2170 Piedmont Road Northeast
Atlanta, GA 30324
Contact Information:
Phone: (786) 637-0461
Mobile:
ade@orkin.com

Site Description: # S133717
Orkin #197
1820 Southwest 30th Avenue
Hallandale, FL 33009

Site Contact:
Site Phone:

Prepared By:
Daniel Phillips
Contact Information:
Mobile: 954-873-2735
Office: (305) 836-8678
E-mail: dphillips@driveway.net
Project Manager:
Mobile:
Email:

Qty	Proposed Service(s) & Description(s)	Depth
16410 Sq. Ft.	**Sealcoat – Staycoat JC7**	

1. Thoroughly clean the entire asphalt area with high powered blowers.
2. Pre-treat heavy oil spots with Bond Seal to assist in adhesion.
3. Apply first coat of Staycoat JC-7 sealer with 3% FSA Co-Polymer added to sealer strictly to manufacturer's specifications with 2-3 lbs of grade #2 silica sand added per gallon. Mechanically agitate sealer mix and apply at a spread rate of 1/6 of a gallon per square yard using our exclusive sand flow process.
4. Apply a second coat of Staycoat JC-7 with sand in the same quantity and proportion as the first coat.

**OPTION: TO SUBSTITUTE THE ABOVE SCOPE OF WORK WITH TWO COATS OF PREMIUM POLYTAR 7% POLYMER FORTIFIED HEAVY DUTY COAL TAR EMULSION IN LIEU OF STANDARD SEALER ADD $XXXX TO THIS PROPOSAL TOTAL.*
...PLEASE CIRCLE...(YES / NO)

**POLYTAR IS MANUFACTURED WITH HEAVY DUTY POLYMERS THAT INCREASE THE DURABILITY, WEAR RESISTANCE, AND ADHESION OF ASPHALT PAVEMENT SEALER. THIS MARKET LEADING SEALER AND ITS PROPRIETARY FORMULATION PROVIDES INCREASED DURABILITY AND WEAR RESISTANCE OVER CONVENTIONAL PAVEMENT SEALERS.*

***SEALCOATING TO BE COMPLETED IN ( ) MOBILIZATIONS.*
***BARRICADES WILL BE PROVIDED TO CLOSE OFF AREAS BEING SEALCOATED. THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE TRACKING OF SEALER OR PAINT, DAMAGE TO PROPERTY, OR INJURY DUE TO PERSONS OR VEHICLES ENTERING THE BARRICADED AREA.*
***SEALER MAY NOT ADHERE IN AREAS WHERE THE ASPHALT HAS POLISHED AGGREGATE AND/OR AREAS WHERE THE ASPHALT IS RAVELING.*
***SEALER WILL NOT HIDE EXISTING CRACKS.*
***ADDITIONAL MOBILIZATIONS WILL BE PERFORMED AT A COST OF $1050.00 EACH*
***PERMIT FEES, PROCUREMENT FEES AND ANY ADDITIONAL WORK REQUIRED BY THE PERMIT WILL BE AN EXTRA COST TO THE CUSTOMER.*

DMI PAVING & SEALCOATING

Project# M21-5174

Parking Lot Striping - Restripe

1. Clear away loose dirt and debris
2. Restripe the existing painted surfaces as existing using DOT approved latex traffic paints to include:

**Due to variable surface conditions, this work is not warranted against peeling or flaking on concrete surfaces*

DOUBLE LINES - RESTRIPE
Stop Bar w/ Crushed Glass with Yellow Tail - Restripe
HANDICAP STALL - Restripe
LINEAL - PAINT 4" LF (WHITE OR YELLOW)
SAME DAY STRIPING OR NIGHT WORK

PAYMENT TERMS 0 Down Down, Balance Net Upon Completion

Project Total **$2,575.00**

SERVICE TERMS Customer will be notified when work is proposed to be performed. It is the responsibility of the customer to ensure all irrigation systems are shut off ahead of scheduled work commencing. DMI will not be responsible for damage to existing irrigation systems in areas of construction or repair. DMI will not be responsible for damage to any underground utilities in areas of construction. Landscape restoration is not included in the scope of services unless expressly noted within proposal document.

This proposal may be withdrawn at our option if not accepted within 30 days of Apr 21, 2021

Certified Pavement Professional Daniel Phillips

Accepted Authorized Signature

Arianne De La Torre
Print Name

Signature

Project # 2021-5174

TERMS, CONDITIONS & GUARANTEE

Driveway Maintenance Inc.. hereafter referred to as "DMI"

Terms: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and interest for any unpaid balances. Interest will accrue at a rate of .66% per month from the date of completion. Terms of guarantee are contingent upon receipt of final payment.

PRICE is based on specifications and estimates as shown on the "Proposal & Agreement". Field measurements may be made when the job is completed and any changes of specifications, areas, tonnage, or gallonages will correspondingly change the completed price. One mobilization charge is included in price, unless stated on the "Proposal & Agreement". Additional mobilization charges will be at the rate set forth in agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement".

UNLESS EXPRESSLY NOTED WITHIN THE AGRREEMEMT, DMI makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

ADDITIONAL CHARGES may become necessary if extra materials or extra labor would become necessary to perform or complete this job, if subgrade is not up to acceptable specifications or if extra services and/or materials are requested in writing by the owner or general contractor of their respective authorized supervisory employees. "DMI" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges would be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "DMI" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

Conditions: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry fire, tornado and any other necessary insurance. We do not guarantee against pavement cracking from weather cycles and water ponding or retention due to pre-existing grade conditions. We cannot guarantee drainage or against water ponding on new asphalt without adequate slope. In flat areas water will not drain unless there is more than 1-1/2" of fall per 10 feet. "DMI" shall not be liable for damage to adjoining concrete flat work by asphalt installation equipment during standard construction procedures. Proposal excludes the following unless otherwise stated in the proposal: Permits, Excavation, Staking, Material Testing, Sod Restoration & Landscaping, Manhole/Catch Basin/Gate Valve Adjustments or Repairs, Vegetation Removal, SAC/WAC Charges, Dewatering. You authorize DMI to perform a credit investigation and /or obtain credit reports from credit reporting agencies.

Notice Of Lien: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial ADLT Date 05/12/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5699
vs.	)	
ROLINS CONTINENTAL INC/ ORKIN Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1820 SW 30 AVE, Pembroke Park, FL 33009

PROPERTY OWNER: Rolins Continental Inc, 2170 Piedmont Road NE, Atlanta, GA 30324

FOLIO NO.: 514221280025

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(j)(n); 5-105; 5-17; 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(j)(n); 5-105; 5-17; 12-48 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **$50.00** PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of May, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,	)	Case No.: 4889
Petitioner,	)	
vs.	)	
INVESTMENT LAWYERS LLC ALEX HUDSON Respondent(s)	)	

ORDER OF ABATEMENT

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law the Respondent, INVESTMENT LAWYERS LLC, having filed a Motion to Abate the Code Enforcement Fine and Lien. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

VIOLATIONS

RESPONDENT WAS CHARGED WITH THE FOLLOWING VIOLATION(S) OF THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE: SECTION(S) 4-5.

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5100 SW 41 STREET, UNIT 201, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INVESTMENT LAWYERS LLC, 8004 NW 154 ST, #438, HIALEAH, FL 33016

FOLIO NO.: 514230AA0170

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 201 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent's fine and lien shall be abated to $1,125.00. The Special Magistrate finds and orders that in light of Respondent's Motion to Abate the fine and lien, this sum is reasonable under these circumstances, subject to it being paid within 30 days of the date of this hearing.

CONCLUSIONS OF LAW

Florida law provides that local governments are not required to reduce fines and liens that have accrued no matter how large they grow, and if a local government provides for a possible reduction, there is still no requirement to reduce the fines and liens whatsoever, because

any reduction is discretionary with the local government. See *Fla. Stat*. 162.09 (2)(c); *City of Miami v. Cortes*, 995 So.2d 604 (Fla. 3DCA 2008); *Jones v. City of Winter Haven*, 870 So.2d 52 (Fla. 2DCA 2003); *Fong v. town of Bay Harbor Is.*, 864 So.2d 76 (Fla. 3DCA 2003); *Co. Collection Servs., Inc v. Allen*, 650 So.2d 650 (Fla. 4DCA 1995); among others.

Based on the sworn to testimony of the Respondent(s), review of the file and papers and documents in the existing file, and as otherwise presented, the Special Magistrate finds that Respondent shall pay the total sum of $1,125.00 within 30 days of the date of the hearing. However, if Respondent fails to do so, then the fines and liens shall revert back to the original amount due and owing of $2,150.00.

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACTS AND CONCLUSIONS OF LAW, THE SPECIAL MAGISTRATE FINDS THAT ABATEMENT IS IN ORDER AS PROVIDED FOR HEREIN, AND FURTHER FINDS THAT A REDUCTION TO $1,125.00 IS APPROPRIATE UNDER THESE CIRCUMSTANCES AS STATED AND REQUESTED BY THE CODE ENFORCEMENT OFFICIALS. HOWEVER, IF RESPONDENT (S) FAILS TO PAY THE SUM OF $1,125.00 WITHIN 30 DAYS OF THE DATE OF THE HEARING, THEN IN SUCH EVENTS, THE LIENS AND FINES SHALL REVERT BACK TO THE ORIGINAL AMOUNT OF $2,150.00. IN ALL OTHER RESPECTS, THE PREVIOUSLY ENTERED SPECIAL MAGISTRATE ORDERS ARE HEREBY REAFFIRMED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13 day of April 2021.

TOWN OF PEMBROKE PARK, FLORIDA

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

APRIL 27th, 2021.

Notary Public, state of Florida

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Investment Lawyers, LLC
6175 NW 153rd Street, Unit 221
Miami Lakes, FL 33014

Site Address:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 201 #Alex Hudson

Date	6/28/2021 3:15:35 PM
Invoice #	22949
For	Code Enforcement Case# 4889

Qty	Description	Fee
1025.00	Code Enforcement Violation Fees	$1025.00
Total		**$1,025.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	3/3/2020	4/26/2021	$1,025.00	1025	$1,025.00
Admin Fixed	3/2/2020		$100.00	0	$100.00
Total					$1,125.00

Payments

Date	Type	Amount
6/24/2021	Credit	$100.00
6/28/2021	Credit	$1,025.00
	Total	$1,125.00

Balance **0.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,	)	Case No.: 4578
Petitioner,	)	
vs.	)	
DREWBOY INC THE POLO CLUB INC Respondent(s)	)	

ORDER OF ABATEMENT

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law the Respondent, Andrew Reed, having filed a Motion to Abate the Code Enforcement Fine and Lien. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

VIOLATIONS

RESPONDENT WAS CHARGED WITH THE FOLLOWING VIOLATION(S) OF THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE: SECTION(S) 13-2.

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: DREWBOY INC, 3056 S STATE ROAD 7 #55, MIRAMAR, FL 33023

FOLIO NO.: 514230140031

LEGAL DESCRIPTION: 30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent's fine and lien shall be abated to $7,900.00. The Special Magistrate finds and orders that in light of Respondent's Motion to Abate the fine and lien, this sum is reasonable under these circumstances, subject to it being paid within 30 days of the date of this hearing.

CONCLUSIONS OF LAW

Florida law provides that local governments are not required to reduce fines and liens that have accrued no matter how large they grow, and if a local government provides for a possible reduction, there is still no requirement to reduce the fines and liens whatsoever, because

any reduction is discretionary with the local government. See *Fla. Stat*. 162.09 (2)(c); *City of Miami v. Cortes*, 995 So.2d 604 (Fla. 3DCA 2008); *Jones v. City of Winter Haven*, 870 So.2d 52 (Fla. 2DCA 2003); *Fong v. town of Bay Harbor Is.*, 864 So.2d 76 (Fla. 3DCA 2003); *Co. Collection Servs., Inc v. Allen*, 650 So.2d 650 (Fla. 4DCA 1995); among others.

Based on the sworn to testimony of the Respondent(s), review of the file and papers and documents in the existing file, and as otherwise presented, the Special Magistrate finds that Respondent shall pay the total sum of $7,900.00 within 30 days of the date of the hearing. However, if Respondent fails to do so, then the fines and liens shall revert back to the original amount due and owing of $15,700.00.

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACTS AND CONCLUSIONS OF LAW, THE SPECIAL MAGISTRATE FINDS THAT ABATEMENT IS IN ORDER AS PROVIDED FOR HEREIN, AND FURTHER FINDS THAT A REDUCTION TO $7,900.00 IS APPROPRIATE UNDER THESE CIRCUMSTANCES AS STATED AND REQUESTED BY THE CODE ENFORCEMENT OFFICIALS. HOWEVER, IF RESPONDENT (S) FAILS TO PAY THE SUM OF $7,900.00 WITHIN 30 DAYS OF THE DATE OF THE HEARING, THEN IN SUCH EVENTS, THE LIENS AND FINES SHALL REVERT BACK TO THE ORIGINAL AMOUNT OF $15,700.00. IN ALL OTHER RESPECTS, THE PREVIOUSLY ENTERED SPECIAL MAGISTRATE ORDERS ARE HEREBY REAFFIRMED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13 day of April 2021.

TOWN OF PEMBROKE PARK, FLORIDA

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

APRIL 27th, 2021.

Notary Public, state of Florida

NOTARY PUBLIC STATE OF FLORIDA

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.