AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, July 20, 2022
Council Chambers
3150 SW 52 AVE,
PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER
2. ROLL CALL
3. SPECIAL MAGISTRATE OPENING STATEMENT
4. ADOPTION OF MINUTES
   - 4.1. SPECIAL MAGISTRATE MEETING MINUTES OCTOBER 20, 2021 — 9 - 22
     CODE ENFORCEMENT SPECIAL MAGISTRATE MINUTES OCT 20, 2021
   - 4.2. SPECIAL MAGISTRATE MEETING MINUTES NOVEMBER 17, 2021 — 23 - 36
     CODE ENFORCEMENT SPECIAL MAGISTRATE MINUTES NOV 17, 2021
   - 4.3. SPECIAL MAGISTRATE MEETING MINUTES FEBRUARY 16, 2022 — 37 - 45
     CODE ENFORCEMENT SPECIAL MAGISTRATE MINUTES FEB 16, 2022
   - 4.4. SPECIAL MAGISTRATE MEETING MINUTES MARCH 16, 2021 — 46 - 53
     CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES MARCH 16, 2022
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 - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ
   - 7.1. **CASE 5439** - 3163 BUILDING LLC 3163 WEST LIQUORS LLC - 3153 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** — 54 - 70
     Case Overview 5439

7.2. **CASE 5445** - PEMBROKE CROWN III LLC - 2533 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT; 15-177 - INITIAL CERTIFICATE OF USE; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE BUSINESS; 15-28 - DISPLAY - **SECOND OFFENSE** 71 - 86

Case Overview 5445

7.3. **CASE 5454** - PEMBROKE ROAD CENTER LLC/METRO BY T-MOBILE - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** 87 - 104

Case Overview 5454

7.4. **CASE 5460** - LEESMITH, HAZEL A - 3832 SW 52 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**

7.5. **CASE 5461** - JACKSON, YVONNE A - 3838 SW 52 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** 105 - 117

Case Overview 5461

7.6. **CASE 5465** - PEMBROKE CROWN III LLC - 2533 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 21-19 - PROHIBITED SIGNS - **SECOND OFFENSE** 118 - 171

Case Overview 5465

7.7. **CASE 5466** - PEMBROKE CROWN III LLC - 2575 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED ENGAGE IN BUSINESS - **THIRD OFFENSE** 172 - 192

Case Overview 5466

7.8. **CASE 5467** - CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH - 323 MARINE DR, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 193 - 217

Case Overview 5467

7.9. **CASE 5528** - LABCO REAL ESTATE LLC - 3149 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** 218 - 238

Case Overview 5528

7.10. **CASE 7172** - TAI GROUP INC - 2520 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** 239 - 250

Case Overview 7172

7.11. **CASE 7174** - PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATION; 5-17 - PERMIT APPLICATION; 21-19 - PROHIBITED SIGNS - **SECOND OFFENSE** 251 - 262

Case Overview 7174

8. HEARING TO ABATE FINE - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

8.1. **CASE 1031** - VENDETTI, DOMINIC DESROCHERS, SYLVIE ETAL - HEARING TO ABATE FINE - 131 E LAKE SHORE DR, PEMBROKE PARK, FL 33009 - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 263 - 281

Case Overview 1031

8.2. **CASE 4467** - HALLANDALE RETAIL LLC - 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS - **FIRST OFFENSE**

8.3. **CASE 4634** - LAKESHORE MOBILE HOME PARK LLC - 2701 S PARK RD, PEMBROKE PARK, FL 33009 (147 JANIS BLVD, PEMBROKE PARK, FL 33009) - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 282 - 303

Case Overview 4634

8.4. **CASE 4793** - EVER ARGUETA - 107 DAVID DRIVE, PEBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 304 - 312

Case Overview 4793

8.5. **CASE 4940** - BRIAN GIRALT/HASSANE CHAABANE - 123 LORI LANE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-49 - STORM EVENT DEBRIS - **FIRST OFFENSE** 313 - 326

Case Overview 4940

8.6. **CASE 5166** - SANCHEZ AVILA, MAIKEL MENDOZA, VERONICA ETAL - 3423 SW 52 AVE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 327 - 344

Case Overview 5166

8.7. **CASE 5302** - RIKING ENTERPRISES V LLC - 5434 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(c) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-207 - GRAFFITI ENFORCEMENT - **FIRST OFFENSE** 345 - 357

Case Overview 5302

8.8. **CASE 5704** - TAI GROUP INC. - 2520 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** 358 - 369

Case Overview 5704

8.9. **CASE 5717** - PIERRE-LOUIS, ALEX - 5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2 #1 - HEARING TO ABATE FINE - SECTION(s) 5-103(c)(i)(j)(h) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATION; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 370 - 389

Case Overview 5717

9. HEARING TO EXTEND TIME - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

9.1. **CASE 6727** - HALLANDALE 4520 LLC - 4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(f)(h)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT; 15-176 - ANNUAL RENEWAL AND DELIQUENT RENEWAL PENALTIES; 15-177 - INITIAL CERTIFICATE OF USE; 15-23 - SEPARATE BUSINESS TAX RECEIPT FOR EACH BUSINESS LOCATION, FOR EACH BUSINESS ADVERTISED PUBLICLY; 15-28 - DISPLAY; 21-19 - PROHIBITED SIGNS; 21-21 - TEMPORARY SIGNS; 21-23(a) - PERMIT - **FIRST OFFENSE** 390 - 430

Case Overview 6727

9.2. **CASE 6832** - DREWBOY INC - W HALLANDALE BEACH BLVD - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(c)(e)(h)(i)(j)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 27-33 - MAINTENANCE; 28-262 - LOCATING MOBILE HOMES OUTSIDE PARKS - **FIRST OFFENSE** 431 - 464

Case Overview 6832

9.3. **CASE 6833** - DREWBOY INC - W HALLANDALE BEACH BLVD - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(b)(c)(e)(f)(g)(h)(i)(j)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 5-17 - PERMIT APPLICATION; 27-33 - MAINTENANCE - **FIRST OFFENSE** 465 - 501

Case Overview 6833

10. HEARING TO CONFIRM FINE - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

10.1. **CASE 5325** - CICF III-FL2W01 LLC %CABOT PROPERTIES INC - 3400 SW 20 ST, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** 502 - 517

Case Overview 5325

10.2. **CASE 5384** - FEENEY, ROBERT & DEBORAH - 5501 SW 34 ST, PEMBROKE PARK, FL 33023 1-2 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(b)(c)(i)(j)(l)(o)(h) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCE - **FIRST OFFENSE** 518 - 530

Case Overview 5384

10.3. **CASE 5479** - PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC - 3707 SW 56 AVE PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(c)(c)(g)(i) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 27-33 MAINTENANCE - **FIRST OFFENSE** 531 - 549

Case Overview 5479

10.4. **CASE 6184** - O'TOOLE, EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. - 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(b)(c)(e)(f)(g)(h)(i)(k) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 21-23(a) - PERMIT - **FIRST OFFENSE** 550 - 600

Case Overview 6184

10.5. **CASE 6546** - O'TOOLE, EDWIN D & JEAN MARIE - 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5 -17 - PERMIT APPLICATION - **SECOND OFFENSE** 601 - 634

Case Overview 6546

11. FORMAL HEARING - CODE ENFORCEMENT OFFICER ERIK RICHWAGEN

11.1. **CASE 6951** - FRAKES, DONALD RAY - 2617 S PARK RD, PEMBROKE PARK, FL 33009 #2625 - FORMAL HEARING - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 635 - 649

CASE OVERVIEW 6951- FRAKES, DONALD RAY

11.2. **CASE 6952** - KELSEY/PARKWOOD CORP - 3101 SW 25 ST, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** 650 - 671

CASE OVERVIEW 6952-KELSEY_PARKWOOD CORP

11.3. **CASE 6953** - REEVE ASSET MGMT COMPANY - 2501 S PARK RD, PEMBROKE PARK, FL 33009- FORMAL HEARING - SECTION(s) 5-103(a)(c)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** 672 - 694

CASE OVERVIEW 6953-REEVE ASSET MGMT COMPANY

11.4. **CASE 6720** - HOLIDAY HALLANDALE MHC LLC/JANIO CRUZ/MARY PATTERSON - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** 695 - 717

CASE OVERVIEW 6720-HOLIDAY HALLANDALE MHC LLC_Janio Cruz_Mary Pa

11.5. **CASE 6980** - CICF III-FL2W01 LLC %CABOT PROPERTIES INC - 3400 SW 20 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 718 - 743

CASE OVERVIEW 6980-CICF III-FL2W01 LLC %CABOT PROPERTIES INC

11.6. **CASE 7128** - COTE, CLAUDE J - 154 MARINE CIRCLE #588, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

11.7. **CASE 7068** - BAM MHC LLC/ROBERT GRANGER - 2320 CHARLES RD, PEMBROKE PARK- FORMAL HEARING - SECTION(s) 5- 103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 744 - 772

CASE OVERVIEW 7068-BAM MHC LLC_Robert Granger

11.8. **CASE 7160** - TRINITY BROADCASTING OF FL INC - 3300 PEMBROKE RD, PEMBROKE PARK, FL 33021- FORMAL HEARING - SECTION(s) 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNERS RESPONSIBILITIES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **SECOND OFFENSE** 773 - 801

CASE OVERVIEW 7160-TRINITY BROADCASTING OF FL INC

12. HEARING TO CONFIRM FINE - CODE ENFORCEMENT OFFICER ERIK RICHWAGEN

12.1. **CASE 4630** - DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479 - 3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 11-32 - OVERLOADING; 11-33 - VIOLATIONS DEEMED PUBLIC NUISANCE; 21.21. (7) - TEMPORARY SIGNS; 28-346 (c)(3) - PORTABLE STORAGE UNITS - **FIRST OFFENSE** 802 - 888

CASE OVERVIEW 4630-DISCOUNT AUTO PARTS INC % ADVANCE STORES CO

12.2. **CASE 4635** - LAKESHORE MOBILE HOME PARK LLC/DEBORAH LISA VAUGHN - 135 STEVEN STREET, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103 - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES (h); 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 889 - 936

CASE OVERVIEW 4635-LAKESHORE MOBILE HOME PARK LLC_Deborah Lisa V

12.3. **CASE 5039** - HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT - 3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 937 - 964

CASE OVERVIEW 5039-HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MG

12.4. **CASE 5619** - MS INVEST US LLC - 5100 SW 41 ST, PEMBROKE PARK, FL 33023 108 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 965 - 1033

CASE OVERVIEW 5619-MS INVEST US LLC

13. HEARING TO ABATE FINE - CODE ENFORCEMENT OFFICER ERIK RICHWAGEN

13.1. **CASE 5623** - KETCHUM, TYLER - 5455 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 1034 - 1062

CASE OVERVIEW 5623-KETCHUM, TYLER

13.2. **CASE 5840** - PARADIGMA CORP - 5100 SW 41 ST, PEMBROKE PARK, FL 33023 219 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-76. (a) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE** 1063 - 1145

CASE OVERVIEW 5840-PARADIGMA CORP

14. ADJOURNMENT

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

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

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

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, October 20, 2021
Council Chambers
3150 SW 52 Avenue
Pembroke Park, FL 33023

Page

1. **CALL TO ORDER:**
2. **ROLL CALL**
   SPECIAL MAGISTRATE: RAFAEL SUAREZ-RIVAS
   ATTORNEY: MELISSA ANDERSON
   BUILDING OFFICIAL: MIGUEL NUNEZ
   CHIEF CODE ENFORCEMENT OFFICER: JOSELINE RAMIREZ
   CODE ENFORCEMENT OFFICER: TERESSA MALCOLM
   CLERK: NAZLY CARDONA & MARYCARI PAZ
3. SPECIAL MAGISTRATE OPENING STATEMENT
4. ADOPTION OF MINUTES
5. ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICAIONS)
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 6158** - 2250 WAREHOUSE LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

   Case Overview 6158

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2250 SW 30 Ave, Pembroke Park, Fl	15 days to comply $250 Per Diem Fine $100 Admin Fee	11/04/2021

7.2. **CASE 6159** - LAKE VILLA ASSOCIATES - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview 6159

Respondent or Representative	Address	Final Order	Date to Comply by
Richard Paese	2300 S Park RD, Pembroke Park, Fl	30 days to comply $250 Per Diem Fine $100 Admin Fee	11/19/2021

7.3. **CASE 6165** - LIVMA LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview 6165

Respondent or Representative	Address	Final Order	Date to Comply by
Ion Cazaca	2050 Sw 30 Ave, Pembroke Park, Fl	Complied 10-20-2021	

7.4 **CASE 6168** - AMITA DEVELOPMENT LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

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Case Overview 6168

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2350 SW 30 Ave, Pembroke Park, Fl	15 days to comply $250 Per Diem Fine $100 Admin Fee	11/04/2021

7.5. **CASE 6289** - MEASA I LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview 6289

Respondent or Representative	Address	Final Order	Date to Comply by
Aaron Moscovire	3400 W Hallandale Beach Blvd, Pembroke Park, Fl	Complied 10-20-2021	

7.6. **CASE 6297** - 2400 SW30 LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview 6297

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2400 SW 30 Ave, Pembroke Park, Fl	15 days to comply $250 Per Diem Fine $100 Admin Fee	11/04/2021

7.7. **CASE 6298** - BARRY LEVINE/ GILMAN HALLENBECK - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview 6298

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2099 S Park Rd, Pembroke Park, Fl	Complied 10-20-2021	

7.8. **CASE 6302** - CROSSWINDS AT COUNTYLINE LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview 6302

Respondent or Representative	Address	Final Order	Date to Comply by
Frank Rosen	5525 SW 41 St, Pembroke Park, Fl	30 days to comply $250 Per Diem Fine $100 Admin Fee	11/19/2021

7.9. **CASE 6303** - 3163 BUILDING LLC/ 3163 WEST LIQUORS LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview 6303

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3153 W Hallandale Beach Blvd, Pembroke Park, Fl	15 days to comply $250 Per Diem Fine $100 Admin Fee	11/04/2021

7.10. **CASE 6306** - PEMBROKE PARK WAREHOUSES HOLDING - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview 6306

Respondent or Representative	Address	Final Order	Date to Comply by
- Nancy Romero - Doren Frey	3121 SW 21 ST, Pembroke Park, Fl	30 days to comply $250 Per Diem Fine $100 Admin Fee	11/19/2021

7.11. **CASE 6307** - M G WILSON LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview 6307

Respondent or Representative	Address	Final Order	Date to Comply by
Robert Alan	2701 Bryan RD, Pembroke Park, Fl	30 days to comply $250 Per Diem Fine $100 Admin Fee	11/19/2021

7.12. **CASE 6308** - HALLANDALE RETAIL LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview 6308

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2940 Country Club Ln, Pembroke Park, Fl	15 days to comply $250 Per Diem Fine $100 Admin Fee	11/04/2021

7.13. **CASE 6309** - FINE LINE INTERIORS INC. - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview 6309

Respondent or Representative	Address	Final Order	Date to Comply by
Roey Naamad	2530 SW 30 Ave, Pembroke Park, Fl	15 days to comply $250 Per Diem Fine $100 Admin Fee	11/04/2021

7.14. **CASE 6310** - LAKE FOREST BAPTIST CHURCH INC.- FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview 6310

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3610 SW 48 Ave, Pembroke Park, Fl	15 days to comply $250 Per Diem Fine $100 Admin Fee	11/04/2021

7.15. **CASE 6311** - PEMBROKE CROWN II LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview 6311

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2517 S Park Ln, Pembroke Park, Fl	Complied 10-20-2021	

8. FORMAL HEARING - CHIEF OFFICER JOSELINE RAMIREZ

8.1. **CASE 5143** - RON B SMITH - FORMAL HEARING - SECTION(s) 5-103(c) - EXTERIOR MAINTENANCE; 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5143

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3911 SW 52 Ave, Pembroke Park, Fl	45 days to comply $50 Per Diem Fine $100 Admin Fee	12/04/2021

8.2. **CASE 5202** - PEMBROKE VILAS APARTMENTS LTD - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(g)(h)(i) - EXTERIOR MAINTENANCE; 5-207 - GRAFFITI - **FIRST OFFENSE** # - #

Case Overview 5202

Respondent or Representative	Address	Final Order	Date to Comply by
Catalina Montano	4803 SW 41 ST, Pembroke Park, Fl	90 days to comply $100 Per Diem Fine $100 Admin Fee	01/18/2022

8.3. **CASE 5276** - ANNE MARIE PROULX - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5276

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	209 W Lake Drive, Pembroke Park, Fl	45 days to comply $50 Per Diem Fine $100 Admin Fee	12/04/2021

8.4. **CASE 5279** - JERMAINE DYER - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5279

Respondent or Representative	Address	Final Order	Date to Comply by
Jermaine Dyer	5403 SW 41 ST, Pembroke Park, Fl	60 days to comply $50 Per Diem Fine $100 Admin Fee	12/19/2021

8.5. **CASE 5304** - GARY PIGOTT - FORMAL HEARING - SECTION(s) 5-103(a)(b) - EXTERIOR MAINTENANCE; 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5304

Respondent or Representative	Address	Final Order	Date to Comply by
- Gary Pigott - Paul Shapiro	3407 SW 52 Ave, Pembroke Park, Fl	60 days to comply $50 Per Diem Fine $100 Admin Fee	12/19/2021

8.6. **CASE 5316** - CARMEN RODRIGUEZ - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5316

Respondent or Representative	Address	Final Order	Date to Comply by
Carmen Rodriguez	108 Lone Pine Drive, Pembroke Park, Fl	60 days to comply $50 Per Diem Fine $100 Admin Fee	12/19/2021

8.7. **CASE 6109** - MIAMI STATION SPLIT COMPANY - FORMAL HEARING - SECTION(s) 5-103(a)(g)(i) - EXTERIOR MAINTENANCE - **FIRST OFFENSE** # - #

Case Overview 6109

Respondent or Representative	Address	Final Order	Date to Comply by
Howard Driller	3401 W Hallandale Beach Blvd, Pembroke Park, Fl	90 days to comply $100 Per Diem Fine $100 Admin Fee	01/18/2022

8.8. **CASE 6240** - HOLLYTREE PATIO VILLAS HMWNRS C/O USA MANAGEMENT - FORMAL HEARING - SECTION(s) 5-103(a)(b)(g)(k) - EXTERIOR MAINTENANCE - **FIRST OFFENSE** # - #

Case Overview 6240

Respondent or Representative	Address	Final Order	Date to Comply by
Paul Shapiro	SW 52 Ave, Pembroke Park, Fl	60 days to comply $50 Per Diem Fine $100 Admin Fee	12/19/2021

9. FORMAL HEARING - OFFICER TERESSA MALCOLM

9.1. **CASE 5680** - LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(g)(i)(j)(l) - EXTERIOR MAINTENANCE; 5-105; 5-17- NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** # - #

Case Overview 5680

Respondent or Representative	Address	Final Order	Date to Comply by
Larry Shendell	Sw 41 St, Pembroke Park, Fl	120 days to comply $50 Per Diem Fine $100 Admin Fee	02/17/2022

9.2. **CASE 5710** - REAL MARIER - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5710

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2412 Cheri Ln, Pembroke Park, Fl	90 days to comply $50 Per Diem Fine $100 Admin Fee	01/18/2022

9.3. **CASE 5833** - JANICE & JOHN SULLIVAN/ PARK LAKE INC. - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5833

Respondent or Representative	Address	Final Order	Date to Comply by
John P. Sullivan	427 Marine Dr, Pembroke Park, Fl	90 days to comply $50 Per Diem Fine $100 Admin Fee	01/18/2022

9.4. **CASE 6063** - DIANA RIVERIA / PARKER LONE PINE WEST LLC - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **SECOND OFFENSE** # - #

Case Overview 6063

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	212 Lone Pine Lane, Pembroke Park, Fl	90 days to comply $50 Per Diem Fine $100 Admin Fee	01/18/2022

9.5. **CASE 6065** - HOLIDAY HALLANDALE MHC LLC - FORMAL HEARING - SECTION(s) 5-103(a)(c)(h)(i)(j)(k)(m); 27-33 - EXTERIOR MAINTENANCE; 5-105;5-2(a); 5-17 - NO BUILDING PERMIT; 11-43(d) - FREQUENCY & PREPARATION FOR BULK TRASH; 21-19 - PROHIBITED SIGNS - **SECOND OFFENSE** # - #

Case Overview 6065

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3140 W Hallandale Beach Blvd, Pembroke Park, Fl	120 days to comply $250 Per Diem Fine $100 Admin Fee	02/17/2022

9.6. **CASE 6066** - PEMBROKE VILLAS APARTMENTS LTD - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 6066

Respondent or Representative	Address	Final Order	Date to Comply by
Catalina Montano	4803 SW 41 ST, Pembroke Park, Fl	60 days to comply $100 Per Diem Fine $100 Admin Fee	12/19/2021

9.7. **CASE 6123** - ISSAC LEVY - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 6123

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4900 Sw 36 Ct, Pembroke Park, Fl	60 days to comply $50 Per Diem Fine $100 Admin Fee	12/19/2021

9.8. **CASE 6126** - LAKE FOREST BAPTIST CHURCH INC - FORMAL HEARING - SECTION(s) 5-103(m) - EXTERIOR MAINTENANCE; 5-105;5-17- NO BUILDING PERMIT; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** # - #

Case Overview 6126

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3610 SW 48 Ave, Pembroke Park, Fl	90 days to comply $50 Per Diem Fine $100 Admin Fee	01/18/2022

9.9. **CASE 6130** - BERTILDA ARCHINOLD / HOLIDAY HALLANDALE MHC LLC - FORMAL HEARING - SECTION(s) 5-103(h)(j) - EXTERIOR MAINTENANCE; 5-105;5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE; 28-260(8) - NUMBER OF OCCUPANTS IN MOBILE HOME - **FIRST OFFENSE** # - #

Case Overview 6130

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3140 W HALLANDALE BEACH BLVD, #903 PEMBROKE PARK, Fl	90 days to comply $50 Per Diem Fine $100 Admin Fee	01/18/2022

9.10. **CASE 6147** - HANLEX PROPERTIES LLC / DOLLAR GENERAL STORE - FORMAL HEARING - SECTION(s) 5-103(a)(c)(e)(h)(j) - EXTERIOR MAINTENANCE - **FIRST OFFENSE** # - #

Case Overview 6147

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4790 W Hallandale Beach Blvd, Pembroke Park, Fl	30 days to comply $200 Per Diem Fine $100 Admin Fee	11/19/2021

9.11. **CASE 6155** - JEANETTE VERSTER - FORMAL HEARING - SECTION(s) 5-103(a)(e)(g)(h)(i)(j)(m)(o) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT; 12-41 - PUBLIC NUISANCE - **SECOND OFFENSE** # - #

Case Overview 6155

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2503 John P Lyons Ln, Pembroke Park, Fl	120 days to comply $250 Per Diem Fine $100 Admin Fee	02/17/2022

9.12. **CASE 6178** - GARDEN PROPERTY 786 INC - FORMAL HEARING - SECTION(s) 5-103(c)(h)(i)(j) - EXTERIOR MAINTENANCE; 13-2 - ABANDONED VEHICLE - **SECOND OFFENSE** # - #

Case Overview 6178

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2950 SW 32 Ave, Pembroke Park, Fl	30 days to comply $250 Per Diem Fine $100 Admin Fee	11/19/2021

10. HEARING TO ABATE FINE - OFFICER TERESSA MALCOLM

10.1. **CASE 5676** - IRENE KWITNEY/MILA SCHWARTZREICH - HEARING TO ABATE FINE - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **SECOND OFFENSE** # - #

Case Overview 5676

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Mila Schwartreich	5409 SW 41 ST, Pembroke Park, Fl	Confirmed fine of $325.00	

11. HEARING TO EXTEND TIME - OFFICER TERESSA MALCOLM

11.1. **CASE 5705** - EDUARDO SARANOVA & JESICA CARABAJAL/HOLIDAY MOBILE HOME PARK - HEARING TO EXTEND TIME - SECTION(s) 5-105;5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** # - #

Case Overview 5705

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Jesica Carbajal	3140 W Hallandale Beach Blvd Lot 423, Pembroke Park, Fl	90 days to comply $50 Per Diem Fine $100 Admin Fee	01/18/2021

11.2. **CASE 5709** - ARDEVCO LLC - HEARING TO EXTEND TIME - SECTION(s) 5- 105; 5-17 - NO BUILDING PERMIT; 5-103(a)(c)(i)(j)(k)(l) - EXTERIOR MAINTENANCE; 13-2 - ABANDONED VEHICLE; 28-332; 28-335 - COMMERCIAL ZONED AREAS - **THIRD OFFENSE** # - #

Case Overview 5709

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Doug Driver	3181 W Hallandale Beach Blvd, Pembroke Park, Fl	60 days to comply $500 Per Diem Fine $100 Admin Fee	12/19/2021

11.3. **CASE 6001** - ARDEVCO LLC - HEARING TO EXTEND TIME - SECTION(s) 5- 105; 5-17- NO BUILDING PERMIT - **FIFTH OFFENSE** # - #

Case Overview 6001

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Doug Driver	3181 W Hallandale Beach Blvd, Pembroke Park, Fl	60 days to comply $500 Per Diem Fine $100 Admin Fee	12/19/2021

12. HEARING TO CONFIRM FINE - CHIEF OFFICER JOSELINE RAMIREZ

12.1. **CASE 4560** - AXS POINTS/AXS POINTS OF FLORIDA LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-2; 5-87 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 4560

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Jim Lovig	1128 S Powerline Rd, Pembroke Park, Fl	Confirmed fine of $26,200.00	

12.2. **CASE 4589** - J & U V LLC - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE 110.15 - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview 4589

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
- Gary Ramy - Joseph - Judy Meair	1730 SW 30 Ave, Pembroke Park, Fl	Confirmed fine of $11,650.00	

12.3. **CASE 4590** - J & U V LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-2(a)(b) - NO BUILDING PERMIT - **SECOND OFFENSE** # - #

Case Overview 4590

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
- Gary Ramy - Joseph - Judy Meair	1730 SW 30 Ave, Pembroke Park, Fl	Confirmed fine of $20,200.00	

12.4. **CASE 4900** - ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO - HEARING TO CONFIRM FINE - SECTION(s) 21-19 - PROHIBITED SIGNS; 28-346(c)(3)(4); 28-346(f) - PORTABLE STORAGE UNIT - **FIRST OFFENSE** # - #

Case Overview 4900

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	1960 SW 30 Ave, Pembroke Park, Fl	Confirmed fine of $7,750.00	

12.5. **CASE 5006** - COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR 26608 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(c)(i)(h); 5-105 - EXTERIOR MAINTENANCE; 5-207 - GRAFFITI; 12-48 - PROHIBITED OUTDOOR STORAGE; 21-19 - PROHIBITED SIGNS - **SECOND OFFENSE** # - #

Case Overview 5006

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	4100 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmed fine of $50,000.00	

12.6. **CASE 5468** - CARLOS & MAUREEN BROWN - HEARING TO CONFIRM FINE - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5468

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
- Regina Bolding - Maureen Brown	3475 SW 52 Ave, Pembroke Park, Fl	Confirmed fine of $1,165.00	

13. HEARING TO ABATE FINE - CHIEF OFFICER JOSELINE RAMIREZ

13.1. **CASE 4589** - J & U V LLC - HEARING TO ABATE FINE - FLORIDA BUILDING CODE 110.15 - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview 4589

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Gary Ramy - Joseph	1730 SW 30 Ave, Pembroke Park, Fl	Fine abated to $1,165.00	11/19/2021

13.2. **CASE 4590** - J & U V LLC - HEARING TO ABATE FINE - SECTION(s) 5-2(a)(b) - NO BUILDING PERMIT - **SECOND OFFENSE** # - #

Case Overview 4590

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Gary Ramy - Joseph	1730 SW 30 Ave, Pembroke Park, Fl	Fine abated to $2,020.00	11/19/2021

13.3. **CASE 4940, 4941, 4942** - J & U V, LLC - HEARING TO ABATE FINE - SECTION(s) 15-17 - NO BUSINESS TAX RECEIPT; 21-19(14) - PROHIBITED SIGNS; 5-2(a)(1) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 4940-4941-4942

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Gary Ramy - Joseph	1730 SW 30 Ave, Pembroke Park, Fl	Fine abated to of $2,660.00	11/19/2021

13.4. **CASE 4947** - J & U V, LLC - HEARING TO ABATE FINE - SECTION(s) 5-2(a)(1) - NO BUILDING PERMIT - **SECOND OFFENSE** # - #

Case Overview 4947

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Gary Ramy - Joseph	1730 SW 30 Ave, Pembroke Park, Fl	Fine abated to $15,190.00	11/19/2021

13.5. **CASE 5468** - CARLOS & MAUREEN BROWN - HEARING TO ABATE FINE - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5468

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Regina Bolding - Maureen Brown	3475 SW 52 Ave, Pembroke Park, Fl	Fine abated to $165.00	11/19/2021

14. TOWN'S MOTION TO AMEND FINAL ORDER

14.1. **CASE 5006** - COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR 26608 - TOWN'S MOTION TO **AMEND FINAL ORDER** # - #

TOWN'S MOTION TO AMEND FINAL ORDER CASE 5006

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Absent	4100 W Hallandale Beach Blvd, Pembroke Park, Fl	10 days to comply $100 Per Diem Fine $100 Admin Fee	

15. TOWN'S MOTION TO AMEND ABATEMENT ORDER - CHIEF OFFICER JOSELINE RAMIREZ

15.1. **CASE 4949** - CONDADO REAL - TOWN'S MOTION TO **AMEND ORDER OF ABATEMENT** # - #

TOWN'S MOTION TO AMEND ORDER OF ABATEMENT CASE 4949

16. TOWN'S MOTION TO VACATE FINAL ORDER - CHIEF OFFICER JOSELINE RAMIREZ

16.1. **CASE 6186** - JEANETTE VERSTER - TOWN'S MOTION TO **VACATE FINAL ORDER** # - #

TOWN'S MOTION TO VACATE FINAL ORDER CASE 6186

17. **ADJOURNMENT: 1:55 P.M.**

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

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

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

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, November 17, 2021
Council Chambers
3150 SW 52 AVENUE
PEMBROKE PARK, FL 33023

Page

1. **CALL TO ORDER - 9:07 A.M.**

2. **ROLL CALL**
SPECIAL MAGISTRATE: HARRY HIPLER
ATTORNEY: MELISSA ANDERSON
BUILDING OFFICIAL: MIGUEL NUNEZ
CHIEF CODE ENFORCEMENT OFFICER: JOSELINE RAMIREZ
CODE ENFORCEMENT OFFICER: TERESSA MALCOLM
CLERK: NAZLY CARDONA & MARYCARI PAZ

3. SPECIAL MAGISTRATE OPENING STATEMENT

4. ADOPTION OF MINUTES

4.1. Special Magistrate Meeting Minutes For July 20 2021 # - #

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 6384** - BROWARD ROOFING SUPPLY OF HALLANDALE INC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #
Case Overview - 6384

Respondent or Representative	Address	Final Order	Date to Comply by
Van Snowball	1751 S Park RD, Pembroke Park, FL	15 days to comply $250 Per Diem Fine $100 Admin Fee	12/02/2021

7.2. **CASE 6386** - PEMBROKE CROWN LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview - 6386

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2565 S Park RD, Pembroke Park, FL	15 days to comply $250 Per Diem Fine $100 Admin Fee	12/02/2021

7.3. **CASE 6388** - SOUTH PARK LANE LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview - 6388

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2589 S Park RD, Pembroke Park, FL	15 days to comply $250 Per Diem Fine $100 Admin Fee	12/02/2021

7.4. **CASE 6390** - PEMBROKE CROWN LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview - 6390

Respondent or Representative	Address	Order	Date to Comply by
Absent	2549 S Park RD, Pembroke Park, FL	Withdrawn	

7.5. **CASE 6392** - ANO LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview - 6392

Respondent or Representative	Address	Final Order	Date to Comply by
Ryan Arcuri	1960 SW 30 Ave, Pembroke Park, FL	15 days to comply $250 Per Diem Fine $100 Admin Fee	12/02/2021

7.6. **CASE 6394** - BKI-95 LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview - 6394

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2000 SW 30 Ave, Pembroke Park, FL	15 days to comply $250 Per Diem Fine $100 Admin Fee	12/02/2021

7.7. **CASE 6396** - PEMBROKE PARK WAREHOUSE HOLDING - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview - 6396

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3150 Pembroke RD, Pembroke Park, FL	15 days to comply $250 Per Diem Fine $100 Admin Fee	12/02/2021

7.8. **CASE 6402** - PEMBROKE PARK WAREHOUSES HOLDING - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview - 6402

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3120 SW 19 ST, Pembroke Park, FL	15 days to comply $250 Per Diem Fine $100 Admin Fee	12/02/2021

7.9. **CASE 6404** - 2727 PARK RD LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview - 6404

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2727 S Park RD, Pembroke Park, FL	15 days to comply $250 Per Diem Fine $100 Admin Fee	12/02/2021

7.10. **CASE 6406** - VILA, CLARIVEL & VILA, PABLO & VILA, AGUSTIN C - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview - 6406

Respondent or Representative	Address	Final Order	Date to Comply by
Pablo Villa	2517 S Park RD, Pembroke Park, FL	15 days to comply $250 Per Diem Fine $100 Admin Fee	12/02/2021

7.11. **CASE 6408** - REEVE ASSET MGMT COMPANY - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview - 6408

Respondent or Representative	Address	Order	Date to Comply by
	2501 S Park RD, Pembroke Park, FL	Withdrawn	

7.12. **CASE 6410** - J STEVEN PEMBROKE LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview - 6410

Respondent or Representative	Address	Final Order	Date to Comply by
John Koma	5301 SW 25 CT, Pembroke Park, FL	15 days to comply $250 Per Diem Fine $100 Admin Fee	12/02/2021

8.

HEARING TO ABATE FINE -BUILDING OFFICIAL MIGUEL NUNEZ

8.1. **CASE 5074** - PARK LAKE INC - HEARING TO CONFIRM / ABATEMENT - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** # - #

Case Overview - 5074

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	3184 W Hallandale Beach Blvd, Pembroke Park, FL	$0	

9. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

9.1. **CASE 4931** - PUBLIC STORAGE PROP IV LTD DEPT PT-FL 00412 - FORMAL HEARING - SECTION(s) 5-1 - ADDRESS NUMBERS; 5-2(a) - NO BUILDING PERMIT; 28-346(c) - PORTABLE STORAGE UNITS - **FIRST OFFENSE** # - #

Case Overview 4931

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3080 Pembroke RD, Pembroke Park, FL	30 days to comply $100 Per Diem Fine $100 Admin Fee	12/17/2021

9.2. **CASE 5325** - IRBA LLC - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5325

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3400 SW 20 ST, Pembroke Park, FL	15 days to comply $ Per Diem Fine $100 Admin Fee	12/02/2021

9.3. **CASE 5437** - AMITA DEVELOPMENT LLC - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILIDNG PERMIT; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** # - #

Case Overview 5437

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2350 SW 30 Ave, Pembroke Park, FL	30 days to comply $100 Per Diem Fine $100 Admin Fee	12/17/2021

9.4. **CASE 5652** - DISCOUNT AUTO PARTS INC C/O ADVANCE STORES CO IN # 9479 - FORMAL HEARING - SECTION(s) - 5-103(a)(i)(k)(m)(h) - EXTERIOR MAINTENANCE; 5-105; 5-17; 5-2(b) - NO BUILDING PERMIT; 21-19 - PROHIBITED SIGNS; 21-21 - TEMPORARY SIGNS; 28-304 - ZONING SURFACE OF PARKING AREA - **THIRD OFFENSE** # - #

Case Overview 5652

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3000 W Hallandale Beach Blvd, Pembroke Park, FL	45 days to comply $150 Per Diem Fine $100 Admin Fee	01/01/2022

9.5. **CASE 5943** - I-95 REALTY INC - FORMAL HEARING - SECTION(s) 5-103(a)(k)(o) - EXTERIOR MAINTENACE; 28-307(a) - MARKING OF SPACE - **FIRST OFFENSE** # - #

Case Overview 5943

Respondent or Representative	Address	Final Order	Date to Comply by
Michael Smith	2840 S Park RD, Pembroke Park, FL	60 days to comply $100 Per Diem Fine $100 Admin Fee	01/16/2022

9.6. **CASE 6060** - V & A MIAMI LLC/ COAST TO COAST DBA BOOST MOBILE - FORMAL HEARING - SECTION(s) 21-19 - PROHIBTED SIGNS; 21-21(7) - TEMPORARY SIGNS - **FIRST OFFENSE** # - #

Case Overview 6060

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4400 W Hallandale Beach Blvd, Pembroke Park, FL	Adjudicate $100 Admin Fee	

9.7. **CASE 6110** - OLIVERI FAMILY LP / CHECKERS - FORMAL HEARING - SECTION(s) 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** # - #

Case Overview 6110

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4000 W Hallandale Beach Blvd, Pembroke Park, FL	5 days to comply $100 Per Diem Fine $100 Admin Fee	11/22/2021

9.8. **CASE 6186** - JEANETTE VERSTER - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-207 - GRAFFITI - **FIRST OFFENSE** # - #

Case Overview 6186

Respondent or Representative	Address	Final Order	Date to Comply by
Martin Verster	2503 John P Lyons Ln, Pembroke Park, FL	60 days to comply $250 Per Diem Fine $100 Admin Fee	01/16/2022

9.9. **CASE 6278** - CANAL STREET LLC - FORMAL HEARING - SECTION(s) 5-105; 5-17; 5-2(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 6278

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3744 W Hallandale Beach Blvd, Pembroke Park, FL	15 days to comply $250 Per Diem Fine $100 Admin Fee	12/02/2021

9.10. **CASE 6426** - ANDERSON GERALD / A & B REYCYCLING - FORMAL HEARING - SECTION(s) 12-41; 12-48 - OUTDOOR STORAGE; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHT OF WAY; 28-215 - ZONING PROHIBITED USE - **FOURTH OFFENSE** # - #

Case Overview 6426

Respondent or Representative	Address	Final Order	Date to Comply by
Gerald Anderson	1708 SW 31 Ave, Pembroke Park, FL	5 days to comply $500 Per Diem Fine $100 Admin Fee	11/22/2021

9.11. **CASE 6489** - MEDINA LAND HOLDINGS 12 LLC/ MTX GROUP ONE, LLC - FORMAL HEARING - SECTION(s) 12-48 - PROHIBITED OUTDOOR STORAGE; 15-17; 15-177; 15-180; 15-22; 15-25 - NO BUSINESS TAX RECEIPT; 22-85(a) - OBSTRUCTION OF PUBLIC RIGHT OF WAY - **SECOND OFFENSE** # - #

Case Overview 6489

Respondent or Representative	Address	Final Order	Date to Comply by
Michael Arguelles Jorge Matamoros	2570 S Park RD, Pembroke Park, FL	30 days to comply $250 Per Diem Fine $100 Admin Fee	12/17/2021

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

10.1. **CASE 4848** - GARDEN PROPERTY 786 INC/FOOD STORE - FORMAL HEARING - SECTION(s) 5-2(a) - NO BUILDING PERMIT - **SECOND OFFENSE** # - #

Case Overview 4848

Respondent or Representative	Address	Supplemental Code Enforcement Lien	Date to Comply by
Adeel Sachwani Manar Amireh	2950 SW 32 Ave, Pembroke Park, FL	Confirmed fine of $29,100.00	

10.2. **CASE 4863** - CAP5000 LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-103(h)(i) - EXTERIOR MAINTENANCE ; 21-219 - PROHIBITED SIGNS - FIRST **OFFENSE** # - #

Case Overview 4863

Respondent or Representative	Address	Supplemental Code Enforcement Lien	Date to Comply by
Absent	2601 S Park RD, Pembroke Park, FL	Confirmed fine of $900.00	

10.3. **CASE 4866** - WAREHOUSE 1800 LLC / UNIVERSAL MARINE - HEARING TO CONFIRM FINE - SECTION(s) 15-17 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** # - #

Case Overview 4866

Respondent or Representative	Address	Supplemental Code Enforcement Lien	Date to Comply by
Garth Fowler	2401 John P Lyons LN, Pembroke Park, FL	Confirmed fine of $110,450.00	

10.4. **CASE 4900** - ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO - HEARING TO CONFIRM FINE - SECTION(s) 21-19 - PROHIBITED SIGNS; 28-346(c)(3)(4); 28-346(f) - PORTABLE STORAGE UNIT - **FIRST OFFENSE** # - #

Case Overview 4900

Respondent or Representative	Address	Supplemental Code Enforcement Lien	Date to Comply by
Ryan Arcuri	1960 SW 30 Ave, Pembroke Park, FL	Confirmed fine of $7,050.00	

10.5. **CASE 4985** - GARDEN PROPERTY 786 INC - HEARING TO CONFIRM FINE - SECTION(s) 5-103(i)(k)(h) - EXTERIOR MAINTENANCE ; 5-2(a) - NO BUILDING PERMIT ; 13-2 - ABANDON PROPERTY; 15-17 - NO BUSINESS TAX RECIEPT - **FIRST OFFENSE** # - #

Case Overview 4985

Respondent or Representative	Address	Supplemental Code Enforcement Lien	Date to Comply by
- Adeel Sachwani - Manar Amireh	2950 SW 32 Ave, Pembroke Park, FL	Confirmed fine of $18,800.00	

10.6. **CASE 5337** - MEDINA LAND HOLDINGS 12 LLC/ MTX GROUP ONE, LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(o) - NO PAINT PERMIT; 5-105; 5-2(a)(b) - NO BUILDING PERMIT; 21-19 - PROHIBITED SIGN; 28-301(a); 28-307(a) - NO PAVING AND STRIPPING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5337

Respondent or Representative	Address	Supplemental Code Enforcement Lien	Date to Comply by
- Jorge Matamoros - Michael Arguelles	2570 S Park RD, Pembroke Park, FL	Confirmed fine of $6,200.00	

10.7. **CASE 5436** - MEDINA LAND HOLDINGS 12 LLC/ MTX GROUP ONE, LLC - HEARING TO CONFIRM FINE - SECTION(s) 15-17; 15-24 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** # - #

Case Overview 5436

Respondent or Representative	Address	Supplemental Code Enforcement Lien	Date to Comply by
Jorge Matamoros	2570 S Park RD, Pembroke Park, FL	Confirmed fine of $6,200.00	

10.8. **CASE 4768** - HALLANDALE LAND TRUST LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-103(i)(h) - PROPERTY MAINTENANCE; 12-41; 12-46 - ACCUMULATION DEEMED PUBLIC NUISANCES - **FIRST OFFENSE** # - #

Case Overview 4768

Respondent or Representative	Address	Supplemental Code Enforcement Lien	Date to Comply by
- Elizabeth Rogue Suarez - Kimberly Malte	3195 W Hallandale Beach Blvd, Pembroke Park, FL	Confirmed fine of $3,950.00	

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

11.1. **CASE 6189** - YESYM 5401 LLC - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(h)(i) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT; 5-104 - BLIGHT; 12-48 - PROHIBITED OUTDOOR STORAGE; 27-33 - LANDSCAPE MAINTENANCE - **SECOND OFFENSE** # - #

Case Overview 6189

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Roger Momoun	5401 SW 25 CT, Pembroke Park, FL	30 days to comply $250 Per Diem Fine $100 Admin Fee	12/17/2021

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

12.1. **CASE 4768** - HALLANDALE LAND TRUST LLC - HEARING TO ABATE FINE - SECTION(s) 5-103(i)(h) - PROPERTY MAINTENANCE; 12-41; 12-46 - ACCUMULATION DEEMED PUBLIC NUISANCES - **FIRST OFFENSE** # - #

Case Overview 4768

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Elizabeth Roge Suarez	3195 W Hallandale Beach Blvd, Pembroke Park, FL	Fine abated to $ 395.00	

13.

FORMAL HEARING - CODE OFFICER TERESSA MALCOLM

13.1. **CASE 5614** - ANDRE' JETTE & MICHAEL ERIC DEGEN / PARK LAKES ESTATES INC - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5614

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	138 W Lake Shore Dr, Pembroke Park, FL	Withdrawn	

13.2. **CASE 5623** - ROBERTO & CONSUELO RUDA REV TR RUDAS, R J & CONSUELO S TRSTEES - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT- **FIRST OFFENSE** # - #

Case Overview 5623

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5455 SW 41 ST, Pembroke Park, FL	60 days to comply $50 Per Diem Fine $100 Admin Fee	01/16/2022

13.3. **CASE 5629** - MARION SIMON - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** # - #

Case Overview 5629

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5453 SW 41 ST, Pembroke Park, FL	60 days to comply $50 Per Diem Fine $100 Admin Fee	01/16/2022

13.4. **CASE 5635** - MARSHA THOMPSON - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5635

Respondent or Representative	Address	Final Order	Date to Comply by
Marsha Thompson	5443 SW 41 ST, Pembroke Park, FL	120 days to comply $50 Per Diem Fine $100 Admin Fee	03/17/2022

13.5. **CASE 5641** - BARBARA MILLER - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5641

Respondent or Representative	Address	Final Order	Date to Comply by
Dana Miller	5439 SW 41 ST, Pembroke Park, FL	60 days to comply $50 Per Diem Fine $100 Admin Fee	01/16/2022

13.6. **CASE 5644** - INVERSIONES SORRENTO INC - FORMAL HEARING - SECTION(s) 5-103(j)(h) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5644

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5433 SW 41 ST, Pembroke Park, FL	60 days to comply $100 Per Diem Fine $100 Admin Fee	01/16/2022

13.7. **CASE 5677** - MIGUEL PEREZ - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTSIDE STORAGE - **FIRST OFFENSE** # - #

Case Overview 5677

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5407 SW 41 ST, Pembroke Park, FL	60 days to comply $50 Per Diem Fine $100 Admin Fee	01/16/2022

13.8. **CASE 5905** - HUGO SAUREZ / LAKESIDE ESATES - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** # - #

Case Overview 5905

Respondent or Representative	Address	Final Order	Date to Comply by
Mitchell Barrenechen	3300 Pembroke Rd, Pembroke Park, FL	120 days to comply $50 Per Diem Fine $100 Admin Fee	03/17/2022

13.9. **CASE 5927** - MARCELINA SHUR / LONE PINE WEST LLC - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT- **FIRST OFFENSE** # - #

Case Overview 5927

Respondent or Representative	Address	Final Order	Date to Comply by
Marcelina Shur Ricardo Torres	3030 W Hallandale Beach Blvd, Pembroke Park, FL	120 days to comply $50 Per Diem Fine $100 Admin Fee	03/17/2022

13.10. **CASE 6164** - COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORE 26608 - FORMAL HEARING - SECTION(s) 5-103(a)(c)(e)(h)(i)(j)(l)(m)(n)(o); 5-104; 5-2(a) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT; 5-207 - GRAFFITI ENFORCEMENT ; 21-21 - TEMPORARY SIGNS - **FOURTH OFFENSE** # - #

Case Overview 6164

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4100 W Hallandale Beach Blvd, Pembroke Park, FL	15 days to comply $500 Per Diem Fine $100 Admin Fee	12/02/2021

13.11. **CASE 6288** - HANLEX PROPERTIES LLC - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(e)(h)(i)(j)(l)(m)(n)(o); 5-2(a) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT ; 5-207 - GRAFFITI ENFORCEMENT; 12-41; 12-43; 12-76(b) - TRASH NUISANCE; 28-330 - ZONING MINIMUM STANDARDS - **THIRD OFFENSE** # - #

Case Overview 6288

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4790 W Hallandale Beach Blvd, Pembroke Park, FL	15 days to comply $500 Per Diem Fine $100 Admin Fee	12/02/2021

13.12. **CASE 6313** - HOLLY RIDGE APARTMENTS LLC C/O ELON PROPERTY MGMT - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **SECOND OFFENSE** # - #

Case Overview 6313

Respondent or Representative	Address	Final Order	Date to Comply by
- Peter Vay - Orville Johnson	3215 SW 52 Ave, Pembroke Park, FL	90 days to comply $250 Per Diem Fine $100 Admin Fee	02/15/2022

14.

HEARING TO CONFIRM FINE - CODE OFFICER TERESSA MALCOLM

14.1. **CASE 4447** - MICHEL DONAIS/PEMBROKE PARK LAKES MOBILE HOME PARK - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 4447

Respondent or Representative	Address	Supplemental Code Enforcement Lien	Date to Comply by
Absent	3196 W Hallandale Beach Blvd, Pembroke Park, FL	Confirmed fine of $1,600.00	

14.2. **CASE 5699** - ROLLINS CONTINENTAL INC - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(c)(j)(n) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** # - #

Case Overview 5699

Respondent or Representative	Address	Supplemental Code Enforcement Lien	Date to Comply by
Absent	1820 SW 30 Ave, Pembroke Park, FL	Confirmed fine of $3,000.00	

14.3. **CASE 5717** - ALEX PIERRE-LOUIS - HEARING TO CONFIRM FINE - SECTION(s) 5-103(c)(i)(j)(h) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT - **SECOND OFFENSE** # - #

Case Overview 5717

Respondent or Representative	Address	Supplemental Code Enforcement Lien	Date to Comply by
Alex Pierre Louse	5500 SW 32 ST, Pembroke Park, FL	Confirmed fine of $13,600.00	

14.4. **CASE 5840** - PARADIGMA CORP - HEARING TO CONFIRM FINE - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 12-76(a) - VERMIN NUISANCES - **FIRST OFFENSE** # - #

Case Overview 5840

Respondent or Representative	Address	Supplemental Code Enforcement Lien	Date to Comply by
Absent	5100 SW 41 ST, Pembroke Park, FL	Confirmed fine of $1,600.00	

15.

HEARING TO EXTEND TIME - CODE OFFICER TERESSA MALCOLM

15.1. **CASE 5630** - CLAIRE RENE - HEARING TO EXTEND TIME - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5630

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Claire Rene	5451 SW 41 ST, Pembroke Park, FL	60 days to comply $50 Per Diem Fine $100 Admin Fee	01/16/2022

16.

HEARING TO ABATE FINE - CODE OFFICER TERESSA MALCOLM

16.1. **CASE 5186** - PEMBROKE PARK LAKES INC - HEARING TO ABATE FINE - SECTION(s) 5-103(c) - EXTERIOR MAINTENANCE; 21-23(a) - ADVERTISING - **FIRST OFFENSE** # - #

Case Overview 5186

Respondent or Representative	Address	Order of Abatement	Date to Comply by
William Castellano	3196 W Halldandale Beach Blvd, Pembroke Park, FL	Fine abated to $600.00 30 days to comply	12/17/2021

17. ADJOURNMENT – 2:00 P.M.

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

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

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

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING Meeting

9:00 AM - Wednesday, February 16, 2022
Council Chambers
3150 SW 52 AVENUE
PEMBROKE PARK, FL 33023

Page

1. **CALL TO ORDER: 9:07 A.M.**
2. SPECIAL MAGISTRATE OPENING STATEMENT
3. **ROLL CALL**
   SPECIAL MAGISTRATE: HARRY HIPLER
   ATTORNEY: MELISSA ANDERSON
   BUILDING OFFICIAL: MIGUEL NUNEZ
   CHIEF CODE ENFORCEMENT OFFICER: JOSELINE RAMIREZ
   CODE ENFORCEMENT OFFICER: ERICK RICHWAGEN
   CLERK: MARYCARI PAZ & WERNER CHAVEZ
4. ADOPTION OF MINUTES
   4.1. Special Magistrate Meeting Minutes For August 19 2021 # - #
5. ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICAIONS)
6. PUBLIC HEARING
   SWEARING IN OF INTERESTED PARTIES SIGN-IN SHEET: Those who wish to address the Magistrate during the public hearing must legibly record their name and address on the sign-in sheet with their respective case number. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.
7. FORMAL HEARING - CHIEF OFFICER JOSELINE RAMIREZ
   7.1. **CASE 5329 -** GREEN ACRES PEMBROKE MHC LLC/ MARIO RAMIREZ - FORMAL HEARING - SECTION(s) 5-105;5-2 (a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #
   Case Overview 5329

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3100 W Hallandale Beach Blvd Lot 21, Pembroke Park, FL	60 days to comply $50 Per Diem Fine $100 Admin Fee	04/02/2022

7.2. **CASE 5330 -** LAURA AND LAZARO /GREEN ACRES PEMBROKE MHC LLC - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5330

Respondent or Representative	Address	Final Order	Date to Comply by
Laura Jimenez	3100 W Hallandale Beach Blvd Lot 504, Pembroke Park, FL	30 days to comply $50 Per Diem Fine $100 Admin Fee	03/18/2022

7.3. **CASE 5345** - PARK 31ST CORP/HAROLD PALENCIA - FORMAL HEARING - SECTION(s) 5-105; 5-2 (a)(b) - NO BUILDING PERMIT; 15-17;15-24- NO BUSINESS TAX RECIEPT- **FIRST OFFENSE** # - #

Case Overview 5345

Respondent or Representative	Address	Final Order	Date to Comply by
Rick Chaples	1975 S Park Rd, Pembroke Park, FL	60 days to comply $100 Per Diem Fine $100 Admin Fee	04/17/2022

7.4. **CASE 5364** - TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT- **FIRST OFFENSE** # - #

Case Overview 5364

Respondent or Representative	Address	Final Order	Date to Comply by
Renee Archambault	3300 Pembroke Rd Lot 449, Pembroke Park, FL	45 days to comply $50 Per Diem Fine $100 Admin Fee	04/02/2022

7.5. **CASE 5485** - PARK LAKE INC. - FORMAL HEARING - SECTION(s) 5-105; 5-2 (a)(b); 5-87 - NO BUILDING PERMIT- **FIRST OFFENSE** # - #

Case Overview 5485

Respondent or Representative	Address	Final Order	Date to Comply by
Bertrand Saysset	426 Marine Dr, Pembroke Park, FL	30 days to comply $100 Per Diem Fine $100 Admin Fee	03/18/2022

7.6. **CASE 5549** - V & A MIAMI LLC/ANOINTS BODY OF CHRIST. - FORMAL HEARING - SECTION(s) 5-105; 5-2 (a)(b); 5-87 - NO BUILDING PERMIT; 15-17; 15-22 - NO BUSINESS TAX RECEIPT- **FIRST OFFENSE** # - #

Case Overview 5549

Respondent or Representative	Address	Final Order	Date to Comply by
Claudie Trofe	4400 W Hallandale Beach Blvd, Pembroke Park, FL	60 days to comply $100 Per Diem Fine $100 Admin Fee	04/17/2022

7.7. **CASE 6059** - V & A MIAMI LLC - FORMAL HEARING - SECTION(s) 27-33 - MAINTENANCE; 27-42 - SPECIFIC ROADWAY LANDSCAPE- **FIRST OFFENSE** # - #

Case Overview 6059

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4400 W Hallandale Beach Blvd, Pembroke Park, FL	Complied 02/15/2022	

7.8. **CASE 6184 -** O'TOOLE, EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. - FORMAL HEARING - SECTION(s)5-103(a)(b)(c)(e)(g)(h)(i)(k) - EXTERIOR MAINTENANCE; 5-105; 5-2 (a)(b); 5-17 - NO BUILDING PERMIT; 21-23(a) SIGN PERMIT - **FIRST OFFENSE** # - #

Case Overview 6184

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2111 John P Lyons Ln, Pembroke Park, FL	45 days to comply $150 Per Diem Fine $100 Admin Fee	04/02/2022

7.9. **CASE 6233 -** 3535 SW 52ND AVENUE LLC C/O TL MANAGEMENT LLC - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(g)(k) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 6233

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3535 SW 52 Ave, Pembroke Park, FL	90 days to comply $250 Per Diem Fine $100 Admin Fee	05/17/2022

7.10. **CASE 6544 -** QUINTERO & BROTHERS LLC - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 6544

Respondent or Representative	Address	Final Order	Date to Comply by
Jorge L Gonzalez	4908 SW 36 CT, Pembroke Park, FL	90 days to comply $250 Per Diem Fine $100 Admin Fee	05/17/2022

7.11. **CASE 6546 -** O'TOOLE, EDWIN D & JEAN MARIE - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **SECOND OFFENSE** # - #

Case Overview 6546

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2111 John P Lyons Ln, Pembroke Park, Fl	45 days to comply $250 Per Diem Fine $100 Admin Fee	04/02/2022

8. FORMAL HEARING - CODE OFFICER ERIK RICHWAGEN

8.1. **CASE 5996 -** YOBELVER HERNANNAY - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5996

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3140 W Hallandale Beach Blvd Lot 718, Pembroke Park, Fl	60 days to comply $50 Per Diem Fine $100 Admin Fee	04/17/2022

8.2. **Case 6018 –** WATSON JOSEPH – FORMAL HEARING – SECTION(s) 5-105; 5-17 – NO BUILDING PERMIT – **FIRST OFFENSE** # - #

Case Overview 6018

Respondent or Representative	Address	Final Order	Date to Comply by
Jeaune Watson	2301 SW 31 CT, Pembroke Park, Fl	30 days to comply $50 Per Diem Fine $100 Admin Fee	03/18/2022

8.3. **CASE 6428 –** MITZA, LACROIX/ BENSON AUGUSTIN & MARIE BARONVIL – FORMAL HEARING – SECTION(s) 5-105; 5-17 – NO BUILDING PERMIT – **FIRST OFFENSE** # - #

Case Overview 6428

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4800 SW 36 CT, Pembroke Park, Fl	30 days to comply $50 Per Diem Fine $100 Admin Fee	03/18/2022

8.4. **CASE 6429 -** BERTILDA ARCHINOLD - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 6429

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3140 W Hallandale Beach Blvd Lot 903, Pembroke Park, FL	30 days to comply $50 Per Diem Fine $100 Admin Fee	03/18/2022

8.5. **CASE 6430 -** JULIA PERAFAN & MARIA GALVAN - FORMAL HEARING - SECTIONS(s) 5-103(c)(h)(j)- EXTERIOR MAINTENACE; 5-105;5-17- NO BUILDING PERMITS- **FIRST OFFENSE** # - #

Case Overview 6430

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3300 Pembroke Rd Lot 335, Pembroke Park, Fl	60 days to comply $50 Per Diem Fine $100 Admin Fee	04/17/2022

9. HEARING TO CONFIRM FINE - BUILDING OFFICIAL MIGUEL NUNEZ

9.1. **CASE 6168 -** AMITA DEVELOPMENT LLC - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTIONS - **FIRST OFFENSE** # - #

Case Overview 6168

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Nader Amini	2350 SW 30 Ave, Pembroke Park, FL	Confirmed fine of $26,100.00	

9.2. **CASE 6159 -** LAKE VILLA ASSOCIATES LTD - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTIONS - **FIRST OFFENSE** # - #

Case Overview 6159

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	2300 S Park Rd, Pembroke Park, FL	Confirmed fine of $22,350.00	

9.3. **CASE 6297 -** 2400 SW30 LLC **-** HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTIONS - **FIRST OFFENSE** # - #

Case Overview 6297

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	2300 S Park Rd, Pembroke Park, Fl	Confirmed fine of $26,100.00	

9.4. **CASE 6302 -** CROSSWINDS AT COUNTYLINE LLC - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTIONS - **FIRST OFFENSE** # - #

Case Overview 6302

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Frank Rosen	5525 SW 41 St, Pembroke Park, Fl	Confirmed fine of $22,350.00	

9.5. **CASE 6308 -** HALLANDALE RETAIL LLC - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTIONS - **FIRST OFFENSE** # - #

Case Overview 6308

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	2940 Country Club Ln, Pembroke Park, FL	Confirmed fine of $26,100.00	

9.6. **CASE 6392 -** ANO LLC - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTIONS - **FIRST OFFENSE** # - #

Case Overview 6392

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Ryan Arcuri	1960 SW 30 Ave, Pembroke Park, FL	Confirmed fine of $19,000.00	

9.7. **CASE 6394 -** BKI-95 LLC - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTIONS - **FIRST OFFENSE** # - #

Case Overview 6394

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Max Cangen	2000 SW 30 Ave, Pembroke Park, FL	Confirmed fine of $19,000.00	

10. HEARING TO CONFIRM FINE - CHIEF OFFICER JOSELINE RAMIREZ

10.1. **CASE 5142** - FANFAN,CATHERINE S & DANIEL - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(c)(o) - EXTERIOR MAINTENANCE; 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5142

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Catherine Fanfan	3911 SW 52 Ave, Pembroke Park, FL	Confirmation of Fine $1,000.00	

11. HEARING TO ABATE FINE - CHIEF OFFICER JOSELINE RAMIREZ

11.1. **CASE 4900** - ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO - HEARING TO ABATE FINE - SECTION(s) 21-19 - PROHIBITED SIGNS; 28-346(c)(3)(c)(4)(f) - PROIBITED STORAGE UNIT - **FIRST OFFENSE** # - #

Case Overview 4900

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Ryan Arcuri	1960 SW 30 Ave, Pembroke Park, FL	30 days to comply Abate Fine 882.00	03/18/2022

11.2. **CASE 5021** - OSCAR MUNOZ - HEARING TO ABATE FINE - SECTION(s) 5-105 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** # - #

Case Overview 5021

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	3140 W Hallandale Beach Blvd Lot 611, Pembroke Park, FL	60 days to comply Abate Fine 260.00	4/17/2022

12. HEARING TO EXTEND TIME - CHIEF OFFICER JOSELINE RAMIREZ

12.1. **CASE 5270** - 5311 PARK PROPERTY LLC - HEARING TO EXTEND TIME - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-2(a) - NO BUILDING PERMIT; 15-17 - NO BUISNESS TAX RECEIPT - **FIRST OFFENSE** # - #

Case Overview 5270

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Marty Applebaum	5311 SW 25 Ct, Pembroke Park, FL	90 days to comply $100 Per Diem Fine $100 Admin Fee	05/17/2022

12.2. **CASE 5735** - DANNY LAROUSHE - HEARING TO EXTEND TIME - SECTION(s) 5-103(i)(j)(h) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** # - #

Case Overview 5735

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Absent	2301 SW 31 Ct, Pembroke Park, FL	60 days to comply $50 Per Diem Fine $100 Admin Fee	04/17/2022

12.3. **CASE 5902** - ARDEVCO LLC - HEARING TO EXTEND TIME - SECTION(s) 5-105 - NO BUILDING PERMIT - **THIRD OFFENSE** # - #

Case Overview 5902

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Douglas Driver	3181 W Hallandale Beach Blvd, Pembroke Park, FL	90 days to comply $500 Per Diem Fine $100 Admin Fee	05/17/2022

12.4. **CASE 5997** - RODI,YVES CHARBONNEAU,BRIGITTE ETAL - HEARING TO EXTEND TIME - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5997

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Yves Rodi Brigitte Charbonneau	115 S Key Dr, Pembroke Park, FL	$100 Admin Fee	

13. TOWN'S MOTION TO VACATE ORDER

13.1. **CASE 5629** - MARION SIMON - TOWN'S MOTION TO VACATE FINAL ORDER # - #

CASE 5629 - MARION SIMON - TOWN'S MOTION TO VACATE FINAL ORDER

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5453 SW 41 ST, Pembroke Park, FL	Vacated 02/16/2022	

13.2. **CASE 4866** – WAREHOUSE 1800 LLC/UNIVERSAL MARINE – TOWN'S MOTION TO VACATE LIEN ORDER # - #

CASE 4866 – TOWN'S MOTION TO VACATE LIEN ORDER

Respondent or Representative	Address	Supplemental Code Code Enforcement Lien	Date to Comply by
Absent	4520 W Hallandale Beach Blvd, Pembroke Park, FL	Vacated 02/16/2022	

14. **ADJOURNMENT: 12:40 P.M.**

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

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

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

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, March 16, 2022
Council Chambers
3150 SW 52 AVE
PEMBROKE PARK, FL 33023

Page

1. **CALL TO ORDER: 9:14 A.M.**
2. SPECIAL MAGISTRATE OPENING STATEMENT
3. **ROLL CALL**
   SPECIAL MAGISTRATE: RAFAEL SUAREZ-RIVAS
   ATTORNEY: BRIAN SHERMAN
   BUILDING OFFICIAL: MIGUEL NUNEZ
   CHIEF CODE ENFORCEMENT OFFICER: JOSELINE RAMIREZ
   CODE ENFORCEMENT OFFICER: ERICK RICHWAGEN
   CLERK: MARYCARI PAZ & CHARLINE PETIT-BEAU
4. ADOPTION OF MINUTES
5. ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICAIONS)
6. PUBLIC HEARING
   SWEARING IN OF INTERESTED PARTIES SIGN-IN SHEET: Those who wish to address the Magistrate during the public hearing must legibly record their name and address on the sign-in sheet with their respective case number. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.
7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

   7.1. **CASE 5366** - PEMBROKE PARK WAREHOUSES HOLDING/MAD MONKEYS EVENTS INC. - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #
   Case Overview 5366

Respondent or Representative	Address	Final Order	Date to Comply by
Volodymyr Shvets	3150 Pembroke RD, Pembroke Park, FL	60 days to comply $250 Per Diem Fine $100 Admin Fee	05/15/2022

7.2. **CASE 5370** - APPLEBY, VERONICA & WARREN, STACEY WARREN, DUEANE - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5370

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3924 SW 52 Ave, Pembroke Park, FL	30 days to comply $50 Per Diem Fine $100 Admin Fee	04/15/2022

7.3. **CASE 5372** - OQUENDO, SARA. - FORMAL HEARING - SECTION(s) 5-105; 5-17; 5-2(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5372

Respondent or Representative	Address	Final Order	Date to Comply by
Sara Oquendo	3930 SW 52 Ave, Pembroke Park, FL	60 days to comply $50 Per Diem Fine $100 Admin Fee	05/15/2022

7.4. **CASE 5373** - SUKIE, NICHOLAS - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5373

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3900 SW 52 Ave, Pembroke Park, FL	30 days to comply $50 Per Diem Fine $100 Admin Fee	04/15/2022

7.5. **CASE 5375** - ROCAMORA, ENRIQUE. - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT; 12-76 (b) - NUISANCES - **FIRST OFFENSE** # - #

Case Overview 5375

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5100 SW 41 ST, Pembroke Park, FL	90 days to comply $100 Per Diem Fine $100 Admin Fee	06/14/2022

7.6. **CASE 5376** - PEMBROKE PARK WAREHOUSES HOLDING/ZEPPLIN PRODUCTS INC. - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 5376

Respondent or Representative	Address	Final Order	Date to Comply by
Alan Cranovsky	3150 Pembroke Rd #3172, 3174, 3176, 3178, Pembroke Park, FL	30 days to comply $250 Per Diem Fine $100 Admin Fee	04/15/2022

7.7. **CASE 5377** - ZEPPLIN PRODUCTS INC. - FORMAL HEARING - SECTION(s) 15-17 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** # - #

Case Overview 5377

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3150 Pembroke Rd #3174, 3176, 3178, Pembroke Park, FL	Postponed	

7.8. **CASE 5387** - PEMBROKE PARK WAREHOUSES HOLDING /AIR CONCEPTS A/C SERVICES INC. - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT; 5-2(a)(b) - COMMERCIAL BUILDING RESPONSIBILITIES - **FIRST OFFENSE** # - #

Case Overview 5387

Respondent or Representative	Address	Final Order	Date to Comply by
- Claudia Pinzon - John F. Sthard	3150 Pembroke Rd #3170, Pembroke Park, FL	90 days to comply $250 Per Diem Fine $100 Admin Fee	06/14/2022

7.9. **CASE 5500** - JUNHALLA LLC/TS CABINETS & STONES INC. - FORMAL HEARING - SECTION(s) 15-17;15-22 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** # - #

Case Overview 5500

Respondent or Representative	Address	Final Order	Date to Comply by
Rick Chaples	3125 John P Curci Dr Bay 4, Pembroke Park, FL	30 days to comply $100 Per Diem Fine $100 Admin Fee	04/15/2022

7.10. **CASE 5501** - JUNHALLA LLC/ONE DAY BUNDLE/TERP NATION LLC. - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT; 15-17;15-22 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** # - #

Case Overview 5501

Respondent or Representative	Address	Final Order	Date to Comply by
Rick Chaples	3125 John P Curci Dr Bay 7, Pembroke Park, FL	60 days to comply $100 Per Diem Fine $100 Admin Fee	05/15/2022

7.11. **CASE 5512** - BARNFAIR INC/SMOKE NATION - FORMAL HEARING - SECTIONS(s) 5-105 - NO BUILDING PERMIT; 5-2(a)(b) - COMMERCIAL BUILDING RESPONSIBILITIES; 15-17;15-22;15-23 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** # - #

Case Overview 5512

Respondent or Representative	Address	Final Order	Date to Comply by
Rick Chaples	2500 S Park Rd, Pembroke Park, FL	30 days to comply $100 Per Diem Fine $100 Admin Fee	04/15/2022

7.12. **CASE 5544** - JUNHALLA LLC/WOOD'S PROFESSIONAL CREATIVE LLC - FORMAL HEARING - SECTION(s) 5-105; 5-17- NO BUILDING PERMIT; 5-2(a)(b) - COMMERCIAL BUILDING RESPONSIBILITIES; 15-17;15-22 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** # - #

Case Overview 5544

Respondent or Representative	Address	Final Order	Date to Comply by
Rick Chaples	3125 John P Curci Dr Bay 2-3, Pembroke Park, FL	45 days to comply $100 Per Diem Fine $100 Admin Fee	04/30/2022

7.13. **CASE 5639** - JUNHALLA LLC/HOTGOLDFISH CORP - FORMAL HEARING - SECTION(s) 5-105; 5-17; 5-2(a)(b)- NO BUILDING PERMIT; 28-215 - RESTRICTED AREA OF USE - **FIRST OFFENSE** # - #

Case Overview 5639

Respondent or Representative	Address	Final Order	Date to Comply by
Rick Chaples	3125 John P Curci Dr Bay 2-4, Pembroke Park, FL	60 days to comply $100 Per Diem Fine $100 Admin Fee	05/15/2022

7.14. **CASE 5770** - CICALESE FAMILY LLC/SUNSHINE PROVISIONS - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT; 15-17;15-22 - NO BUSINESS TAX RECEIPT; 12-76(a)(d)(e) - NUISANCES - **FIRST OFFENSE** # - #

Case Overview 5770

Respondent or Representative	Address	Final Order	Date to Comply by
Angel Cicalese	2665 S Park Rd, Pembroke Park, FL	60 days to comply $150 Per Diem Fine $100 Admin Fee	05/15/2022

7.15. **CASE 5771** - E&M PROPERTIES 2665 LLC/SUNSHINE PROVISIONS - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT; 15-17;15-22 - NO BUSINESS TAX RECEIPT; 12-76(a)(d)(e) - NUISANCES - **SECOND OFFENSE** # - #

Case Overview 5771

Respondent or Representative	Address	Final Order	Date to Comply by
- Alan Raines - Evan Devid	2641 S Park Rd #2641-2681, Pembroke Park, FL	30 days to comply $500 Per Diem Fine $100 Admin Fee	04/15/2022

7.16. **CASE 6565** - JUNHALLA LLC /ALL-WAYS TOWING & STORAGE INC. - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 5-103(a)(e)(k) - EXTERIOR MAINTENANCE; 28-215 - RESTRICTED AREA OF USE - **FIRST OFFENSE** # - #

Case Overview 6565

Respondent or Representative	Address	Final Order	Date to Comply by
Rick Chaples	2550 S Park Rd, Pembroke Park, FL #All Ways Towing	30 days to comply $150 Per Diem Fine $100 Admin Fee	04/15/2022

8. FORMAL HEARING - CODE OFFICER ERIK RICHWAGEN

8.1. **CASE 5737 -** INFINITY AZURE LLC - FORMAL HEARING - SECTION(s) 5-103 (a)(b)(i)(j)(k)(h)(m) - EXTERIOR MAINTENANCE - 5-105; 5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE; 12-43; 26-116 - ACCUMULATION OF GARBAGE; 12-61 - EXCESSIVE UNTENDED OVERGROWTH; 13-2 - STORED ABANDONED PROPERTY; 27-32.1 - BARE DETERIORATED SPOTS **- FIRST OFFENSE** # - #

Case Overview- 5737

Respondent or Representative	Address	Final Order	Date to Comply by
Moy Bemaras	3252 SW 52 Ave, Pembroke Park, FL	30 days to comply $250 Per Diem Fine $100 Admin Fee	04/15/2022

8.2. **CASE 6133** - HOLIDAY HALLANDALE MHC LLC/RALPH JEAN FRANCOIS. - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT;12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** # - #

Case Overview- 6133

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3140 W Hallandale Beach BLVD Lot 516, Pembroke Park, FL	60 days to comply $100 Per Diem Fine $100 Admin Fee	05/15/2022

8.3. **CASE 6135** - DPT GROUP LLC. - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 13.5-24 - STORMWATER MANAGEMENT; 15-17 - NO BUSINESS TAX RECEIPT; 15-24; 15-40 - DELIQUENT CERTICICATE OF USE - **FIRST OFFENSE** # - #

Case Overview-6135

Respondent or Representative	Address	Final Order	Date to Comply by
Rick Chaples	3136 John P Curci Dr, Pembroke Park, FL	120 days to comply $100 Per Diem Fine $100 Admin Fee	07/14/2022

8.4. **CASE 6723** - 3133 SW 25 LLC. - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 5-103 (k) (m) - EXTERIOR MAINTENANCE; 15-176; 15-180 - DELINQUENT CERTIFICATE OF USE; 15-17; 15-27 - NO BUSINESS TAX RECEIPT **- FIRST OFFENSE** # - #

Case Overview-6723

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3133 SW 25 ST, Pembroke Park, FL	30 days to comply $100 Per Diem Fine $100 Admin Fee	04/15/2022

8.5. **CASE 6728** - GLENWOOD CORT HOMEOWNERS ASSOC C/O PRECEDENCE PROPERTY MANAGEMENT. - FORMAL HEARING - SECTION(s) 5-105; 5-17 - PERMIT REQUIRED; 5-103(c) - EXTERIOR MAINTENANCE - **FIRST OFFENSE** # - #

Case Overview-6728

Respondent or Representative	Address	Final Order	Date to Comply by
Lisa Emmanuel	3900 SW 52 AVE, Pembroke Park, FL	90 days to comply $100 Per Diem Fine $100 Admin Fee	06/14/2022

8.6. **CASE 6729** - PEMBROKE PARK AFFORDABLE HOUSING LTD. - FORMAL HEARING - SECTION(s) 5-103(a)(c) - EXTERIOR MAINTENANCE - **FIRST OFFENSE** # - #

Case Overview- 6729

Respondent or Representative	Address	Final Order	Date to Comply by
Yanimis Flores	3700 SW 52 Ave, Pembroke Park, FL	60 days to comply $100 Per Diem Fine $100 Admin Fee	05/15/2022

8.7. **CASE 6731** - PEMBROKE GARDENS LTD. - FORMAL HEARING - SECTION(s) 5-103(a)(c)(h)(i) - EXTERIOR MAINTENANCE; 5-105;5-17 - NO BUILDING PERMITS;12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** # - #

Case Overview-6731

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3701 SW 48 Ave, Pembroke Park, FL	60 days to comply $100 Per Diem Fine $100 Admin Fee	05/15/2022

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

9.1. **CASE 4475** - PEMBROKE PARK WAREHOUSES HOLDING/NEVILLE SHEPEHERD - FORMAL HEARING - SECTION(s) 15-17;15-24 - NO BUSINESS TAX RECEIPT- **FIRST OFFENSE** # - #

Case Overview 4475

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	3120 SW 19 ST, Pembroke Park, FL	Confirmation of fine $46,400.00	

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

10.1. **CASE 4560** - AXS POINTS - HEARING TO ABATE FINE - SECTION(s) 5-2(b); 5-87 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 4560

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Jim Lovig - Roldy Paroul	4900 W Hallandale Beach Blvd, Pembroke Park, FL	Fine Abated to $4,418.50	04/15/2022

10.2. **CASE 5142** - FANFAN, CATHERINE S & DANIEL - HEARING TO ABATE FINE - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT; 5-103(a)(c)(o) - EXTERIOR MAINTENANCE - **FIRST OFFENSE** # - #

Case Overview 5142

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Catherine Farfan	3911 SW 52 Ave, Pembroke Park, FL	Fine Abated to $190.00	04/15/2022

11. HEARING TO ABATE FINE - BUILDING OFFICIAL MIGUEL NUNEZ

11.1. **CASE 6158** - 2250 WAREHOUSE LLC - HEARING TO ABATE FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION - **FIRST OFFENSE** # - #

Case Overview 6158

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Oscar Bromberg - Isaac Bromberg	2250 SW 30 Ave, Pembroke Park, FL	Fine Abated to $1,937.50	04/15/2022

11.2. **CASE 6302** - CROSSWINDS AT COUNTYLINE LLC - HEARING TO ABATE FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION - **FIRST OFFENSE** # - #

Case Overview 6302

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Neal Lechtner	5525 SW 41 ST, Pembroke Park, FL	Fine Abated to $4,300.00	04/15/2022

12. **ADJOURNMENT: 1:34 P.M.**

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
3163 BUILDING LLC 3163 WEST LIQUORS LLC	3153 W Hallandale Beach Blvd Pembroke Park, FL 33009	3153 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3153

Legal Description

Case Status Open **Case #** 5439 **Date Next Inspection** 7/20/2022

Notes 1. Alex Latin Carribean & American Cafe Installed two aluminum sign without permit. Obtain permit and inspections.
2. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/10/2020		Notice of Violation	~~Hand~~ / Regular Mail 11/10/20
7/1/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/7/22 Certified Mail - 7/1/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/20/2022

Case Overview

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: 7/20/2022

7021 1970 0000 4565 4397

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Domestic Mail Only

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OFFICIAL USE

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

Postage
$

Total Postage and Fees
$

Sent To 3163 BUILDING LLC
3163 WEST LIQUORS LLC

Street and Apt. No. N.O.H #5439

City, State, ZIP+4® 3153W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

JUL - 1 2022
Postmark Here
USPS

7021 1970 0000 4565 4403

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

OFFICIAL USE

Certified Mail Fee
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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 3163 BUILDING LLC / 3163 WEST
LIQUORS LLC / HASSAN BENJELLOUN

Street and Apt. No., N.O.H #5439

City, State, ZIP+4® 230 NE 107 ST,
MIAMI SHORES, FL, 33161

PS Form 3800, Ap

JUL - 1 2022
Postmark Here
USPS

Code

OF PEMBROKE PARK

AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5438, #5439

Hasler FIRST-CLASS MAIL
11/10/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

3163 Building LLC
3163 West Liquors LLC
230 NE 107 Street
Miami Shores, FL 33161

CODE

OF PEMBROKE PARK

AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5439

Hasler FIRST-CLASS MAIL
11/10/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Alex Latin Caribbean & American Cafe	5439
3153 W Hallandale Beach Blvd Pembroke Park, FL 33009	

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3153-3163 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	3163 BUILDING LLC 3163 WEST LIQUORS LLC
Mailing Address	230 NE 107 ST MIAMI SHORES FL 33161

ID #	5142 29 00 0113
Millage	0613
Use	11-03

Abbr Legal Description	29-51-42 W 170 OF E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$280,520	$821,690	$1,102,210	$1,102,210	
2021	$280,520	$749,460	$1,029,980	$1,029,980	$22,149.31
2020	$280,520	$682,380	$962,900	$945,680	$20,521.51

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,102,210	$1,102,210	$1,102,210	$1,102,210
Portability	0	0	0	0
Assessed/SOH	$1,102,210	$1,102,210	$1,102,210	$1,102,210
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	$1,102,210	$1,102,210	$1,102,210	$1,102,210

Sales History

Date	Type	Price	Book/Page or CIN
5/9/2016	WD-Q	$1,025,000	113689125
8/20/2012	WD-Q	$725,000	49016 / 1270
3/29/2002	WD	$450,000	32981 / 466
3/1/1994	WD	$360,000	21879 / 279

Land Calculations

Price	Factor	Type
$11.00	25,502	SF
Adj. Bldg. S.F. (Card, Sketch)		6597
Eff./Act. Year Built: 1977/1976		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Limited Liability Company
3163 BUILDING LLC

Filing Information

Document Number	L16000017308
FEI/EIN Number	81-1298442
Date Filed	01/25/2016
Effective Date	01/20/2016
State	FL
Status	ACTIVE

Principal Address

3163 W HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Mailing Address

230 NE 107 STREET
MIAMI SHORES, FL 33161

Registered Agent Name & Address

BENJELLOUN, HASSAN
230 NE 107 STREET
MIAMI SHORES, FL 33161

Authorized Person(s) Detail

Name & Address

Title MGRM

BENJELLOUN, HASSAN
230 NE 107 STREET
MIAMI SHORES, FL 33161

Title MGRM

VAN MILLIGEN, RYAN
900 BISCAYNE BLVD
5009
MIAMI, FL 33132

Title MGR

VAN MILLIGEN, DAVID
17236 BALBOA PT. WAY
BOCA RATON, FL 33487

Title MGR

VANNIER DE LANGRE, STEPHANE L
230 NE 107 STREET
MIAMI SHORES, FL 33161

Annual Reports

Report Year	Filed Date
2020	03/23/2020
2021	02/21/2021
2022	03/07/2022

Document Images

03/07/2022 -- ANNUAL REPORT	View image in PDF format
02/21/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
03/25/2018 -- ANNUAL REPORT	View image in PDF format
03/06/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3163 BUILDING LLC CASE NO. 5439
3163 WEST LIQUORS LLC

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3153 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3153 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3163 BUILDING LLC / 3163 WEST LIQUORS LLCAT 09:50 A.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

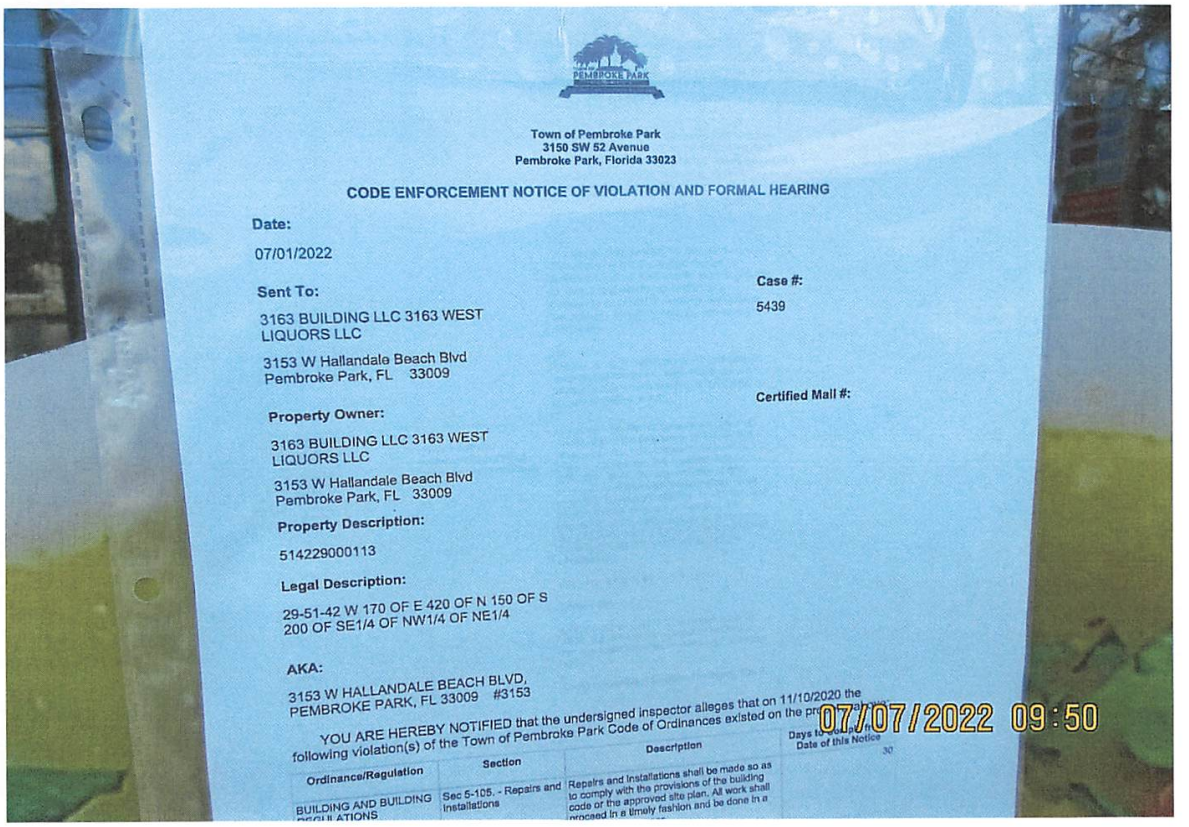
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [_] online notarization this 12 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Case #:

5439

Sent To:

3163 BUILDING LLC 3163 WEST LIQUORS LLC

3153 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Certified Mail #:

Property Owner:

3163 BUILDING LLC 3163 WEST LIQUORS LLC

3153 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Property Description:

514229000113

Legal Description:

29-51-42 W 170 OF E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

AKA:

3153 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3153

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/10/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the pr...

Ordinance/Regulation	Section	Description	Days to ... 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 of the approved site plan. All work shall proceed in a timely fashion and be done in a	30

07/07/2022 09:50

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Sent To:

3163 BUILDING LLC 3163 WEST LIQUORS LLC

3153 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Case #:

5439

Property Owner:

3163 BUILDING LLC 3163 WEST LIQUORS LLC

3153 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000113

Legal Description:

29-51-42 W 170 OF E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

AKA:

3153 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3153

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/10/2020 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

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...	30

1. Alex Latin Carribean & American Cafe Installed two aluminum sign without permit. Obtain permit and inspections.
2. 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, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

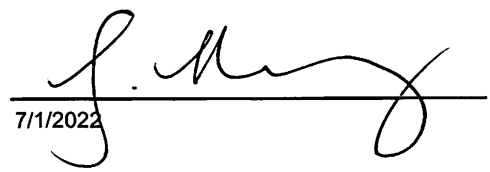
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



7/1/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Alex Latin Caribbean & American Cafe 3153 W Hallandale Beach Blvd Pembroke Park, FL 33009	5439	11/10/2020

Property Owner:	Property Description:	Certified Mail #:
Alex Latin Caribbean & American Cafe 3153 W Hallandale Beach Blvd Pembroke Park, FL 33009	514229000113	

Legal Description:	AKA:
29-51-42 W 170 OF E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4	3153 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3153

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/10/2020 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

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...	30

Notes/Means of Correction:

1. Installed two aluminum sign without permit. Obtain permit and inspections.
2. Double permit fee assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

RESTAURANT
Alex Latin
CARIBBEAN & AMERICAN
Café Cubano
Delivery
954-239-8504
954-239-8520
HILTI
11/10/2020 15:09

RESTAURANT
Alex Latin
CARIBBEAN & AMERICAN
Café Cubano
Delivery
954-239-8504
954-239-8520
HILTI
11/10/2020 15:09

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Crown III LLC	2533 S Park Rd Pembroke Park, FL 33009	2533 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5445 **Date Next Inspection** 7/20/2022

Notes
1. Blanco by Nature, White by Mazouz Inc. Operating without a Business Tax Receipt. Stop all business operations.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit.

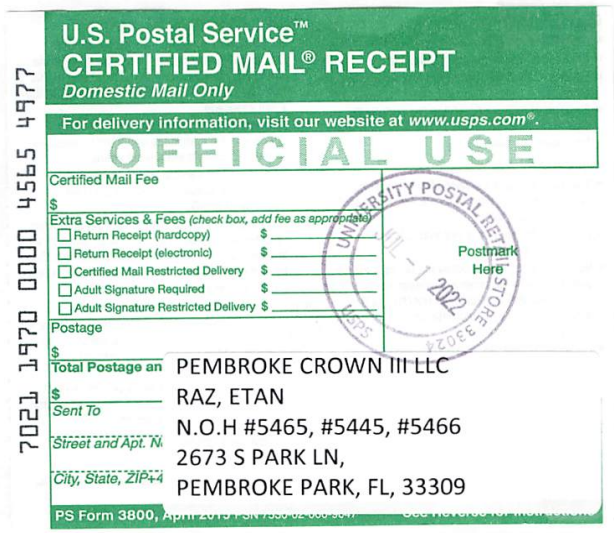
NO BTR as of 7/19/22

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/18/2020		Notice of Violation	~~Affidavit of Service/Posted to Property~~ Certified Mail Regular Mail 11/18/20
7/1/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/7/22 Certified Mail 7/1/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 7/20/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 7/20/2022
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: 7/20/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 7/20/2022



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OFFICIAL USE

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

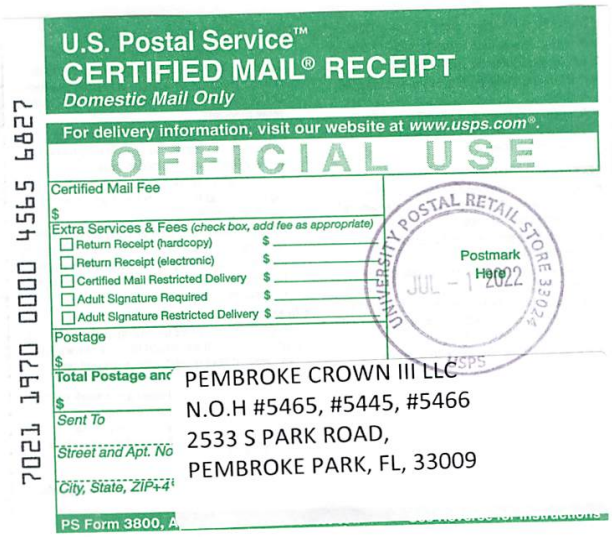
Postage
$

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

PEMBROKE CROWN III LLC
RAZ, ETAN
N.O.H #5465, #5445, #5466
2673 S PARK LN,
PEMBROKE PARK, FL, 33309

PS Form 3800, April

7021 1970 0000 4565 4977



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

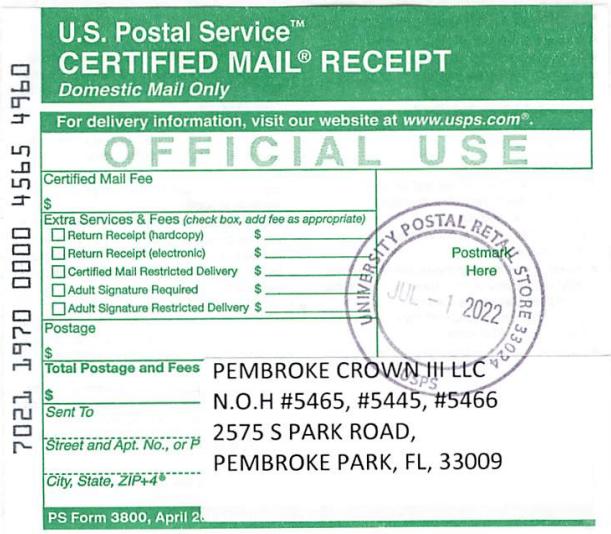
Postage
$

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

PEMBROKE CROWN III LLC
N.O.H #5465, #5445, #5466
2533 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

7021 1970 0000 4565 6827



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

Postage
$

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

PEMBROKE CROWN III LLC
N.O.H #5465, #5445, #5466
2575 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, April 2

7021 1970 0000 4565 4960

Code Dept.

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5445

Hasler FIRST-CLASS MAIL
11/18/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Pembroke Crown III LLC/Blanco By Nature

2533 S Park Rd
Pembroke Park, FL 33009

5445

Property Owner:

Code Dept.

OF PEMBROKE PARK

AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5445

Hasler FIRST-CLASS MAIL
11/18/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Pembroke Crown LLC
2673 S Park Lane
Pembroke Park, FL 33009

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2533-2575 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0058
Property Owner	PEMBROKE CROWN III LLC	Millage	0613
Mailing Address	2673 S PARK LN PEMBROKE PARK FL 33309	Use	48-01
Abbr Legal Description	29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$218,400	$1,576,800	$1,795,200	$1,795,200	
2021	$218,400	$1,459,460	$1,677,860	$1,677,860	$36,081.71
2020	$218,400	$1,401,600	$1,620,000	$1,620,000	$34,962.51

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,795,200	$1,795,200	$1,795,200	$1,795,200
Portability	0	0	0	0
Assessed/SOH	$1,795,200	$1,795,200	$1,795,200	$1,795,200
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	$1,795,200	$1,795,200	$1,795,200	$1,795,200

Sales History

Date	Type	Price	Book/Page or CIN
5/10/2019	WD-D	$1,800,000	115807445
3/5/2007	DRR-T	$100	43729 / 1475
8/29/2005	DRR	$500,000	40514 / 1013
7/1/2005	WD	$100	40142 / 427
5/24/2002	QCD	$725,000	33200 / 1854

Land Calculations

Price	Factor	Type
$7.00	31,200	SF
Adj. Bldg. S.F. (Card, Sketch)		20033
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN III LLC

Filing Information

Document Number	L19000019800
FEI/EIN Number	N/A
Date Filed	01/17/2019
Effective Date	01/18/2019
State	FL
Status	ACTIVE

Principal Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Mailing Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

RAZ, ETAN
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

RAZ, ETAN
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/19/2020
2021	01/11/2021
2022	01/27/2022

Document Images

01/27/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
01/17/2019 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE CROWN III LLC CASE NO. 5445

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2533 S PARK ROAD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2533 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 10:14 A.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

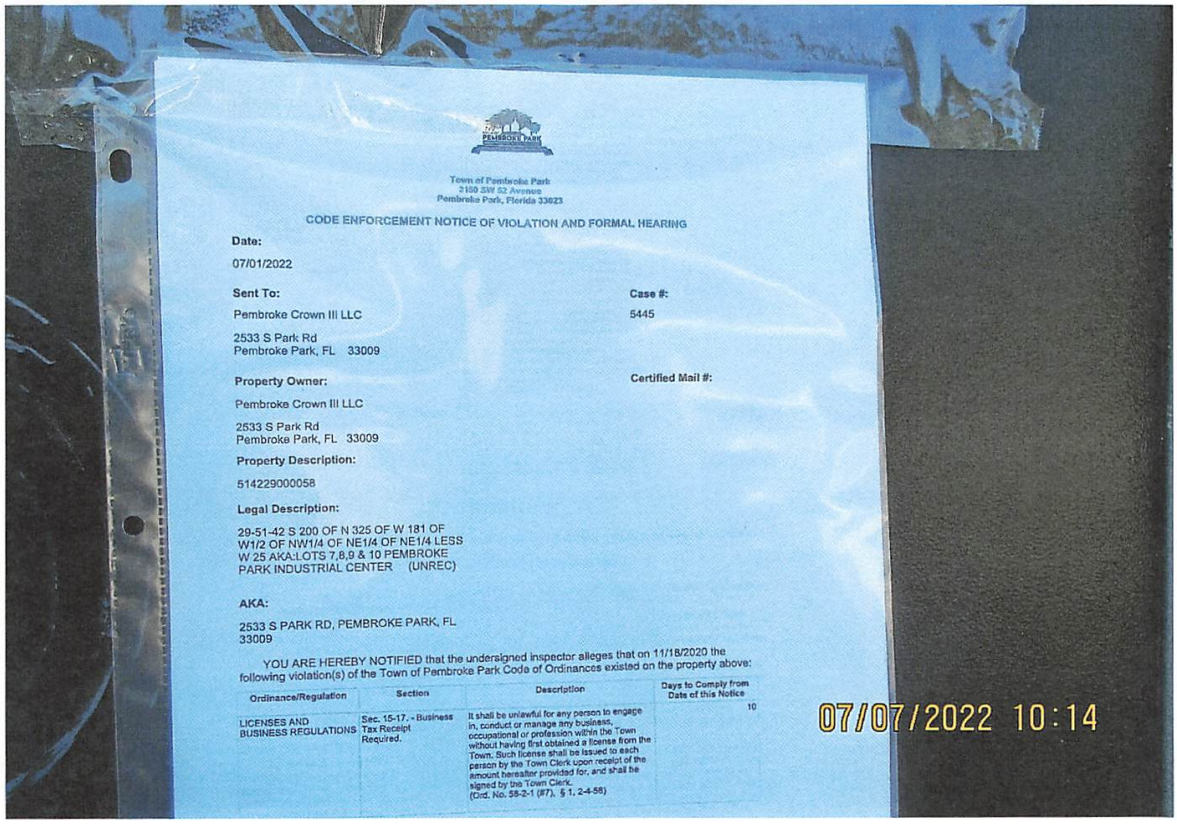
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Sent To:

Pembroke Crown III LLC

2533 S Park Rd
Pembroke Park, FL 33009

Case #:

5445

Property Owner:

Pembroke Crown III LLC

2533 S Park Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000058

Legal Description:

29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

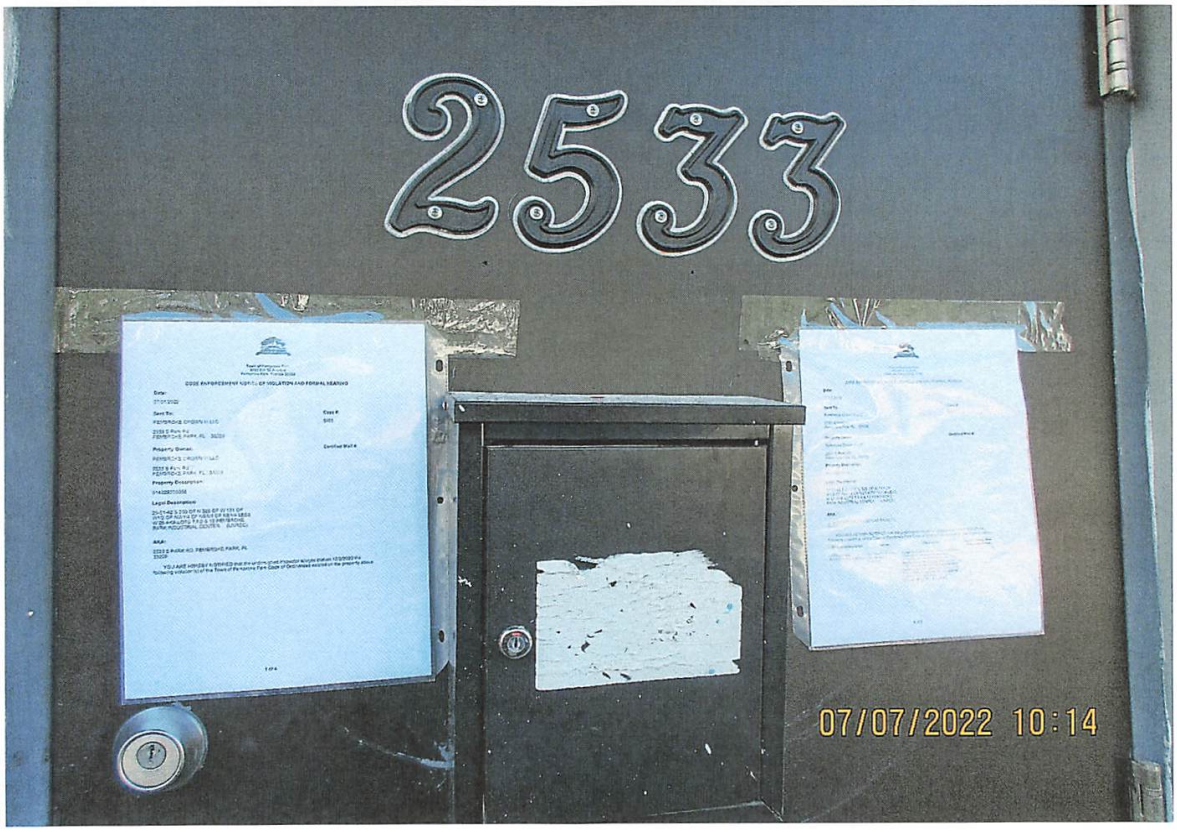
AKA:

2533 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/18/2020 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
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)	10

07/07/2022 10:14



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Sent To:

Pembroke Crown III LLC

2533 S Park Rd
Pembroke Park, FL 33009

Case #:

5445

Property Owner:

Pembroke Crown III LLC

2533 S Park Rd
Pembroke Park, FL 33009

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LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	10

1. Blanco by Nature, White by Mazouz Inc. Operating without a Business Tax Receipt. Stop all business operations.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

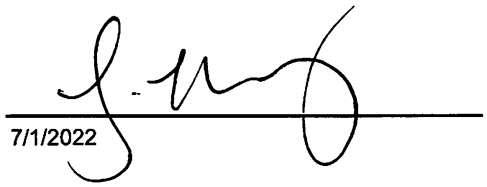
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



7/1/2022

Town of Pembroke Park
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

Customer Number 133840

APPLICATION FORM

Application Category: Wholesale/Distributors **Application Date:** 11/20/2020

Business Owner Information (Residential Usage)

Business Name: WHITE BY MAZUOZ INC

Business Owner/Corporation/Partnership:

Business Address: 2533 S PARK RD

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: **Other Phone:** 9542618954 **Fax #:**

E-Mail: blancobynature@gmail.com **Contact Person's Name:** YEHUDA COHEN

Parcel Information

Folio Number: 514229000064 **Legal Description:**

Prior Use: IMPORT/DIST - ELECTRONICS

Current Use: WHOLESALE/DIST - CLOTHING

Contact Information

Name:

Mailing Address: 2533 S PARK RD

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

WHOLESALE - CLOTHING

Limitations:

(NO BTR - STILL IN PROCESS)

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Pembroke Crown III LLC/Blanco By Nature 2533 S Park Rd Pembroke Park, FL 33009	5445	11/18/2020

Property Owner:	Property Description:	Certified Mail #:
Pembroke Crown III LLC/Blanco By Nature 2533 S Park Rd Pembroke Park, FL 33009	514229000058	

Legal Description:	AKA:
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2533 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/18/2020 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
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)	10

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)	10

Notes/Means of Correction:

1. Stop all business operations.
2. Obtain a Business Tax Receipt License and inspections.

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE CROWN LLC R.S. TRADING, CO. Respondent(s)	Case No.: 4934 & 4935 (Consolidated)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2673-2681 S PARK LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE CROWN LLC, 2673 S PARK LANE PEMBROKE PARK FL 33009

FOLIO NO.: 514229000050

LEGAL DESCRIPTION: 29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-2(a)(b); 15-17; 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2(a)(b); 15-17; 15-24 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 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 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael E 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, 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 17 day of June, 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
PEMBROKE ROAD CENTER LLC /Metro by T-Mobile	3934 Pembroke Rd Pembroke Park, FL 33009	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021

Legal Description

Case Status Open **Case #** 5454 **Date Next Inspection** 7/20/2022

Notes
1. Stop work order.
2. Removed two old channel letter sign and installed two new channel letter sign. Obtain permit and inspections.
3. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/20/2020		Notice of Violation	Hand - 11/18/20 / Regular Mail 11/20/22
7/1/2022	7/20/2022	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: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/20/2022

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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800,
JUL - 1 2022
Postmark Here USPS
7021 1970 0000 4565 4427
PEMBROKE ROAD CENTER LLC
N.O.H #5454
3934 PEMBROKE ROAD,
PEMBROKE PARK, FL, 33021

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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
JUL - 1 2022
Postmark Here USPS
7021 1970 0000 4565 4410
PEMBROKE ROAD CENTER LLC
N.O.H #5454
3930 PEMBROKE ROAD,
PEMBROKE PARK, FL, 33021

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800,
JUL - 1 2022
Postmark Here
7021 1970 0000 4565 4441
NS COMPANY SERVICES LLC.
N.O.H #5454
1110 BRICKELL AVE, SUITE 310,
MIAMI, FL, 33131

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and Fe
$
Sent To
Street and Apt. No., o
City, State, ZIP+4®
PS Form 3800, Apr
JUL - 1 2022
Postmark Here USPS
7021 1970 0000 4565 4434
PEMBROKE ROAD CENTER LLC
N.O.H #5454
12895 SW 132 ST UNIT 202,
MIAMI, FL, 33186

Code Dept.
OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5454

Hasler FIRST-CLASS MAIL
11/20/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Pembroke Road Center LLC
12895 SW 132 Street, Unit #202
Miami, FL 33186

Code Dept.
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5454

Hasler FIRST-CLASS MAIL
11/20/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

PEMBROKE ROAD CENTER LLC /Metro by T-Mobile
3934 Pembroke Rd
Pembroke Park, FL 33009

5454

Property Owner: Propert

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3930-3948 PEMBROKE ROAD, PEMBROKE PARK FL 33021
Property Owner	PEMBROKE ROAD CENTER LLC
Mailing Address	12895 SW 132 ST UNIT 202 MIAMI FL 33186-7201

ID #	5142 20 16 0017
Millage	0613
Use	11-03

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

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$918,020	$2,863,230	$3,781,250	$3,323,500	
2021	$918,020	$2,615,930	$3,533,950	$3,021,370	$68,285.69
2020	$918,020	$2,707,260	$3,625,280	$2,746,700	$64,994.08

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,781,250	$3,781,250	$3,781,250	$3,781,250
Portability	0	0	0	0
Assessed/SOH	$3,323,500	$3,781,250	$3,323,500	$3,323,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,323,500	$3,781,250	$3,323,500	$3,323,500

Sales History

Date	Type	Price	Book/Page or CIN
9/12/2003	SWD	$1,335,000	36083 / 759

Land Calculations

Price	Factor	Type
$9.00	102,002	SF
Adj. Bldg. S.F. (Card, Sketch)		19887
Eff./Act. Year Built: 2006/2005		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE ROAD CENTER LLC

Filing Information

Document Number	L03000033006
FEI/EIN Number	61-1457085
Date Filed	09/02/2003
Effective Date	09/02/2003
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/02/2013
Event Effective Date	NONE

Principal Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Mailing Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Registered Agent Name & Address

NS COMPANY SERVICES LLC
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

Name Changed: 04/09/2022

Address Changed: 04/28/2006

Authorized Person(s) Detail

Name & Address

Title MGR.

SPR Development Corporation

12895 SW 132ND STREET, UNIT 203
MIAMI, FL 33186

Annual Reports

Report Year	Filed Date
2020	05/28/2020
2021	04/14/2021
2022	04/09/2022

Document Images

04/09/2022 -- ANNUAL REPORT	View image in PDF format
04/14/2021 -- ANNUAL REPORT	View image in PDF format
05/28/2020 -- ANNUAL REPORT	View image in PDF format
09/11/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/20/2018 -- ANNUAL REPORT	View image in PDF format
04/26/2017 -- ANNUAL REPORT	View image in PDF format
04/22/2016 -- ANNUAL REPORT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
10/02/2013 -- LC Amendment	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
04/29/2009 -- ANNUAL REPORT	View image in PDF format
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04/25/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
04/22/2005 -- ANNUAL REPORT	View image in PDF format
05/04/2004 -- ANNUAL REPORT	View image in PDF format
09/02/2003 -- Florida Limited Liabilites	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC CASE NO. 5454

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3934 PEMBROKE ROAD, PEMBROKE PARK, FL, 33021

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3934 PEMBROKE ROAD, PEMBROKE PARK, FL, 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE ROAD CENTER LLC AT 10:50 A.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

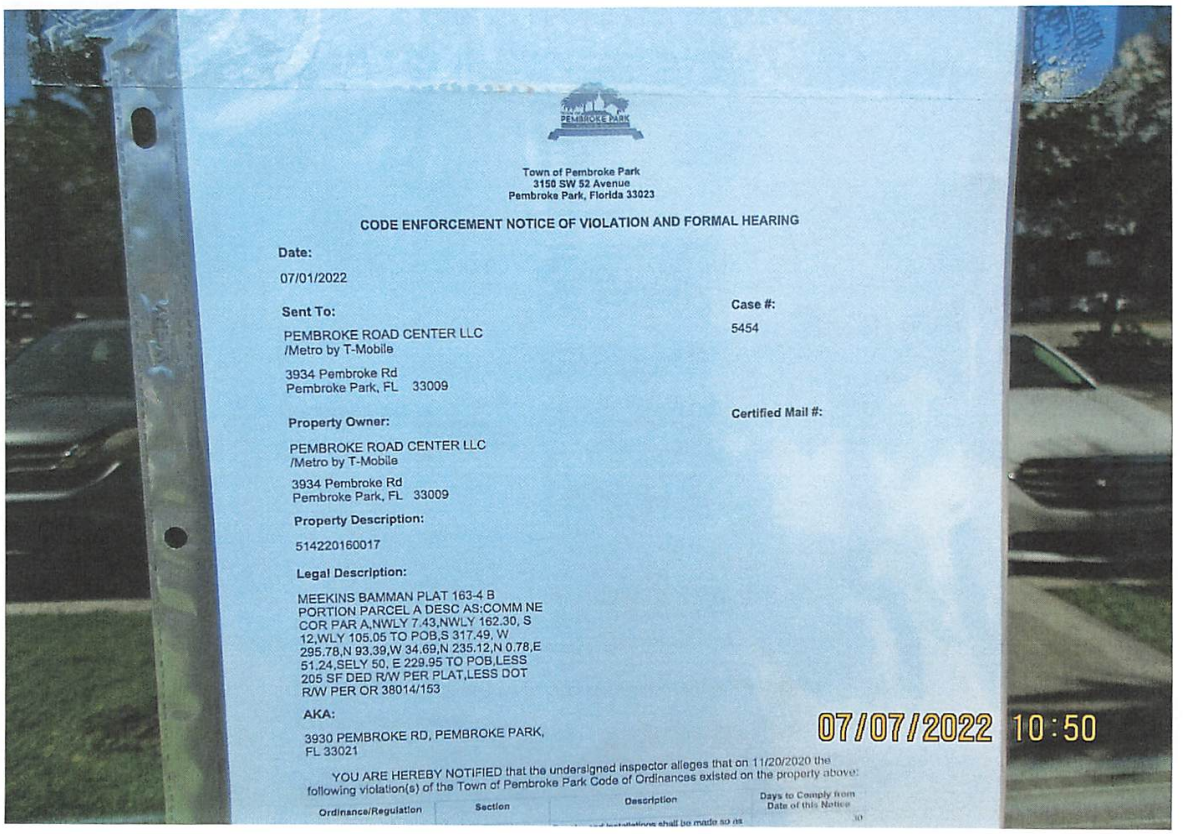
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 11 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Case #:

5454

Sent To:

PEMBROKE ROAD CENTER LLC
/Metro by T-Mobile

3934 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Owner:

PEMBROKE ROAD CENTER LLC
/Metro by T-Mobile

3934 Pembroke Rd
Pembroke Park, FL 33009

Property Description:

514220160017

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 162.30, S
12,WLY 105.05 TO POB,S 317.49, W
295.78,N 93.39,W 34.69,N 235.12,N 0 78,E
51.24,SELY 50, E 229.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021

07/07/2022 10:50

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/20/2020 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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Sent To:

PEMBROKE ROAD CENTER LLC
/Metro by T-Mobile

3934 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5454

Property Owner:

PEMBROKE ROAD CENTER LLC
/Metro by T-Mobile

3934 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220160017

Legal Description:

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

AKA:

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021

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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. 5-2. - 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
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1. Stop work order.
2. Removed two old channel letter sign and installed two new channel letter sign. Obtain permit and inspections.
3. 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, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

7/1/2022

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 1910752-0

Job Address: 3934 PEMBROKE RD

Job Name: T-MOBILE

Permit Status: Expired

Permit Issued Date:12/29/2020 9:24:16 AM

Submitted Into Plan Review Date:7/21/2020 8:28:21 AM

Application Date: 7/21/2020 8:25:20 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 161 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	7/21/2020 11:34:41 AM
STRUCTURAL	Approved	11/30/2020 7:23:44 PM
ZONING	Approved	10/6/2020 1:14:35 PM

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE ROAD CENTER LLC /Metro by T-Mobile 3934 Pembroke Rd Pembroke Park, FL 33009	5454	11/20/2020

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE ROAD CENTER LLC /Metro by T-Mobile 3934 Pembroke Rd Pembroke Park, FL 33009	514220160017	

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/20/2020 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

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

Notes/Means of Correction:

1. Stop work order.
2. Removed two old channel letter sign and installed two new channel letter sign. Obtain permit and inspections.
3. Double permit fee assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Pembroke Rd Center LLC

Name Metro by T-Mobile

Date 11/18/20

Site Address 3934 Pembroke Rd

Case # _____

Sub/Park Pembroke Rd Center

Permit # _____

- [X] *STOP ALL WORK
- [X] No Building Permit
- [ ] Violation of Florida Building Code # _____
- [X] Violation of Town Ordinance # 5-105; 5-2(a)(6) 21-23
- [ ] NFPA # _____

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

Violation (s)

~~Insta~~ Removed old channel letter signs (2) and replaced with new channel letter signs (2) without a permit.

Corrective Action(s)

Obtain permit and inspections for signs.

- [X] Structural
- [ ] Code Enforcement
- [ ] Plumbing
- [ ] Zoning
- [ ] Mechanical
- [ ] Business Tax Receipt
- [X] Electrical
- [ ] Other _____

- [X] 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:

- [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: Officer's Copy Yellow: Office Copy Cardstock: Violator

SUBWAY
11/18/2020 14:29

11/18/2020 14:29

FBS
BRANDING SOLUTIONS
www.fbrandsolutions.com
561.450.9751 ES12001661
11/18/2020 14:29

11/18/2020 14:31

metro by T-Mobile
PARKING BY DISABLED
PERMIT ONLY
TOW-AWAY ZONE
11/18/2020 14:31

metro by T-Mobile
11/18/2020 14:36

Case Overview

Property/Incident Information

Owner	Address	Site Address
JACKSON,YVONNE A	3838 SW 52 AVE PEMBROKE PARK, FL 33023	3838 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5461 **Date Next Inspection** 7/20/2022

Notes
1. Installed addition without a permit. Obtain permit and inspections.
2. Installed shed without a permit. Obtain permit and inspections.
3. Double permit fee assessed.

No permit, but owner is trying to get a variance & permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/24/2020		Notice of Violation	Regular Mail - 11/24/20
7/1/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/6/22 Certified Mail 7/1/22

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: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2022
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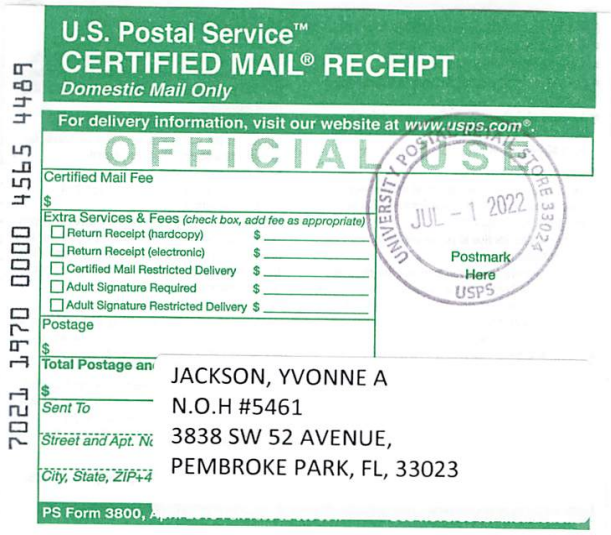


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage an
$

Sent To

Street and Apt. N

City, State, ZIP+4

PS Form 3800,

UNIVERSITY POST OFFICE 33024
JUL - 1 2022
Postmark Here
USPS

JACKSON, YVONNE A
N.O.H #5461
3838 SW 52 AVENUE,
PEMBROKE PARK, FL, 33023

7021 1970 0000 4565 4489

OF PEMBROKE PARK

ID AVENUE • PEMBROKE PARK, FLORIDA 33023

#5459, NOV #5460, NOV #

Hasler FIRST-CLASS MAIL
11/24/2020
US POSTAGE $000.65⁰
ZIP 33023
011D10656696

Atlantis Management Services, LC
11011 Sheridan Street, Suite 208
Cooper City, FL 33026

Code Dept.

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5461

Hasler FIRST-CLASS MAIL
11/24/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:

JACKSON,YVONNE A

3838 SW 52 AVE
PEMBROKE PARK, FL 33023

Property Owner:

Case #:

5461

Property D

OF PEMBROKE PARK

ID AVENUE • PEMBROKE PARK, FLORIDA 33023

#5459, NOV #5460, NOV #

Hasler
11/24/2020
US POSTAGE $000.6

ZIP 33023
011D10656696

Atlantis Management Services, LC
11011 Sheridan Street, Suite 208
Cooper City, FL 33026

Code Dept.

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5461

Hasler
11/24/2020
US POSTAGE $000.50

ZIP 33023
011D10656696

Sent To:

JACKSON,YVONNE A

3838 SW 52 AVE
PEMBROKE PARK, FL 33023

Property Owner:

Case #:

5461

Property D

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3838 SW 52 AVENUE, PEMBROKE PARK FL 33023-6900	ID #	5142 30 22 0310
Property Owner	JACKSON, YVONNE A	Millage	0613
Mailing Address	3838 SW 52 AVE PEMBROKE PARK FL 33023-6900	Use	01-04
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 15 DESC AS,BEG AT SW COR OF LOT 15,ELY 65.84, N 39.42,W 66 TO W/L TR 15, SLY 39.42 TO POB AKA: LOT 31 FOREST PARK 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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$12,990	$215,110	$228,100	$72,740	
2021	$12,990	$146,170	$159,160	$70,630	$670.94
2020	$12,990	$153,830	$166,820	$69,660	$667.45

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$228,100	$228,100	$228,100	$228,100
Portability	0	0	0	0
Assessed/SOH 02	$72,740	$72,740	$72,740	$72,740
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$22,740	0	$22,740	$22,740
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$25,000	$47,740	$25,000	$25,000

Sales History

Date	Type	Price	Book/Page or CIN
10/26/2020	QCD-T	$100	116841723
10/5/2004	WD		39686 / 1388
8/6/2001	WD	$82,000	31981 / 320
1/30/1998	WD	$59,000	27700 / 795
8/1/1989	WD	$52,000	16735 / 987

Land Calculations

Price	Factor	Type
$5.00	2,597	SF
Adj. Bldg. S.F. (Card, Sketch)		1344
Units		1
Eff./Act. Year Built: 1982/1981		

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.)

)

JACKSON, YVONNE A CASE NO. 5461

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3838 SW 52 AVENUE, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3838 SW 52 AVENUE, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JACKSON, YVONNE A AT 10:46 A.M. ON THE 6 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

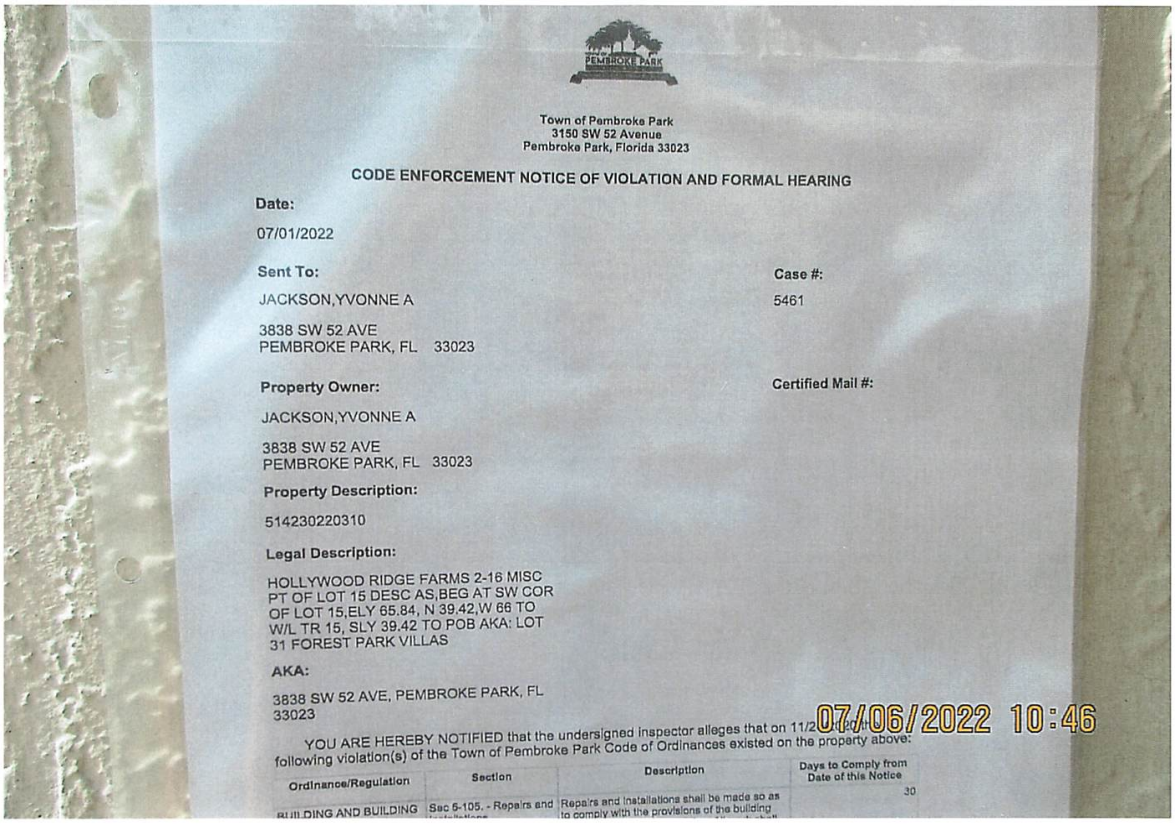
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Sent To:

JACKSON,YVONNE A

3838 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5461

Property Owner:

JACKSON,YVONNE A

3838 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230220310

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 15 DESC AS,BEG AT SW COR
OF LOT 15,ELY 65.84, N 39.42,W 66 TO
W/L TR 15, SLY 39.42 TO POB AKA: LOT
31 FOREST PARK VILLAS

AKA:

3838 SW 52 AVE, PEMBROKE PARK, FL
33023

07/06/2022 10:46

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/2 [illegible] 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	Sec 5-105. - Repairs and	Repairs and installations shall be made so as to comply with the provisions of the building	30

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Sent To:

JACKSON,YVONNE A

3838 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5461

Property Owner:

JACKSON,YVONNE A

3838 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230220310

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 15 DESC AS,BEG AT SW COR OF LOT 15,ELY 65.84, N 39.42,W 66 TO W/L TR 15, SLY 39.42 TO POB AKA: LOT 31 FOREST PARK VILLAS

AKA:

3838 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/24/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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1. Installed addition without a permit. Obtain permit and inspections.
2. Installed shed without a permit. Obtain permit and inspections.
3. 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, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

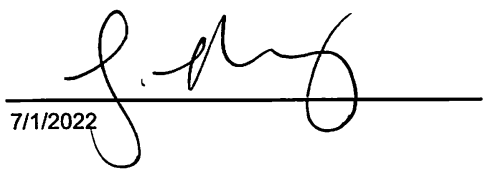
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



7/1/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
JACKSON,YVONNE A 3838 SW 52 AVE PEMBROKE PARK, FL 33023	5461	11/24/2020

Property Owner:	Property Description:	Certified Mail #:
JACKSON,YVONNE A 3838 SW 52 AVE PEMBROKE PARK, FL 33023	514230220310	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 15 DESC AS,BEG AT SW COR OF LOT 15,ELY 65.84, N 39.42,W 66 TO W/L TR 15, SLY 39.42 TO POB AKA: LOT 31 FOREST PARK VILLAS	3838 SW 52 AVE, PEMBROKE PARK, FL 33023

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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:

1. Installed addition without a permit. Obtain permit and inspections.
2. Installed shed without a permit. Obtain permit and inspections.
3. Double permit fee assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

02/04/2020 00:53

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN III LLC	2533 S Park Rd PEMBROKE PARK, FL 33009	2533 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5465 **Date Next Inspection** 7/20/2022

Notes

1. Interior renovations/tenant build out done without a permit. Obtain after the fact permits and inspections.
2. Built mezzanine without permits. Obtain after the fact permits and inspections.
3. Altered electrical without permits. Obtain after the fact permits and inspections.
4. Installed storage racks without permits. Obtain after the fact permits and inspections.
5. Installed multiple exterior doors without permits. Obtain after the fact permits and inspections.
6. Remove abandon "Foundation" sign. Demo permit require only if removing entire canopy.
7. Expose wire on exterior of Building. Cap correctly.
8. Double permit fee assessed.

No permits as of 07/01/2022.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/2/2020		Notice of Violation	Regular Mail 12/02/20
7/1/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/7/22 Certified Mail 7/1/22

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: 7/20/2022
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Case Overview

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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: 7/20/2022

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

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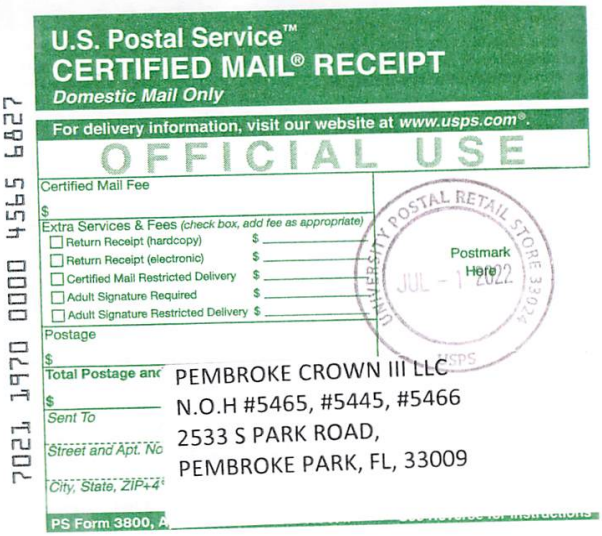
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4

PEMBROKE CROWN III LLC
RAZ, ETAN
N.O.H #5465, #5445, #5466
2673 S PARK LN,
PEMBROKE PARK, FL, 33309

PS Form 3800, April

UNIVERSITY POSTAL RETAIL STORE 33024
JUL - 1 2022
USPS
Postmark Here

7021 1970 0000 4565 4977



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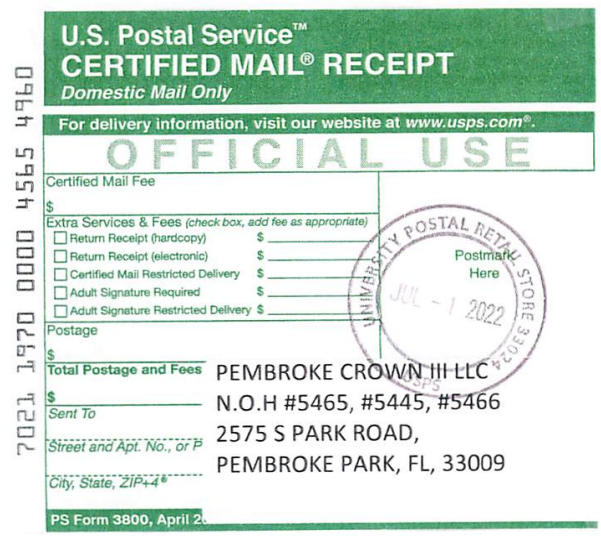
Total Postage an
$
Sent To
Street and Apt. No
City, State, ZIP+4

PEMBROKE CROWN III LLC
N.O.H #5465, #5445, #5466
2533 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

UNIVERSITY POSTAL RETAIL STORE 33024
JUL - 1 2022
USPS
Postmark Here

7021 1970 0000 4565 6827



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

Postage
$

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

PEMBROKE CROWN III LLC
N.O.H #5465, #5445, #5466
2575 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, April 2

UNIVERSITY POSTAL RETAIL STORE 33024
JUL - 1 2022
USPS
Postmark Here

7021 1970 0000 4565 4960

Code Dept.

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5466, #5465

Hasler FIRST-CLASS MAIL
12/02/2020
US POSTAGE $000.65⁰

ZIP 33023
011D10656696

Pembroke Crown III LLC
2673 S Park Lane
Pembroke Park, FL 33009

Code Dept.

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5465

Hasler FIRST-CLASS MAIL
12/02/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Case #:

5465

PEMBROKE CROWN III LLC
/Blanco by Nature

2533 S Park Rd
PEMBROKE PARK, FL 33009

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN III LLC

Filing Information

Document Number	L19000019800
FEI/EIN Number	N/A
Date Filed	01/17/2019
Effective Date	01/18/2019
State	FL
Status	ACTIVE

Principal Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Mailing Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

RAZ, ETAN
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

RAZ, ETAN
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/19/2020
2021	01/11/2021
2022	01/27/2022

Document Images

01/27/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
01/17/2019 -- Florida Limited Liability	View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2533-2575 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0058
Property Owner	PEMBROKE CROWN III LLC	Millage	0613
Mailing Address	2673 S PARK LN PEMBROKE PARK FL 33309	Use	48-01

Abbr Legal Description	29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$218,400	$1,576,800	$1,795,200	$1,795,200	
2021	$218,400	$1,459,460	$1,677,860	$1,677,860	$36,081.71
2020	$218,400	$1,401,600	$1,620,000	$1,620,000	$34,962.51

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,795,200	$1,795,200	$1,795,200	$1,795,200
Portability	0	0	0	0
Assessed/SOH	$1,795,200	$1,795,200	$1,795,200	$1,795,200
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	$1,795,200	$1,795,200	$1,795,200	$1,795,200

Sales History

Date	Type	Price	Book/Page or CIN
5/10/2019	WD-D	$1,800,000	115807445
3/5/2007	DRR-T	$100	43729 / 1475
8/29/2005	DRR	$500,000	40514 / 1013
7/1/2005	WD	$100	40142 / 427
5/24/2002	QCD	$725,000	33200 / 1854

Land Calculations

Price	Factor	Type
$7.00	31,200	SF
Adj. Bldg. S.F. (Card, Sketch)		20033
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN III LLC	2533 S Park Rd PEMBROKE PARK, FL 33009	2533 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5465 **Date Next Inspection** 7/20/2022

Notes

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No permits as of 07/01/2022.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/2/2020		Notice of Violation	Hand
7/1/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/1/22 Certified Mail 7/1/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
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Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2022
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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE CROWN III LLC CASE NO. 5465

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2533 S PARK ROAD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2533 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 10:14 A.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

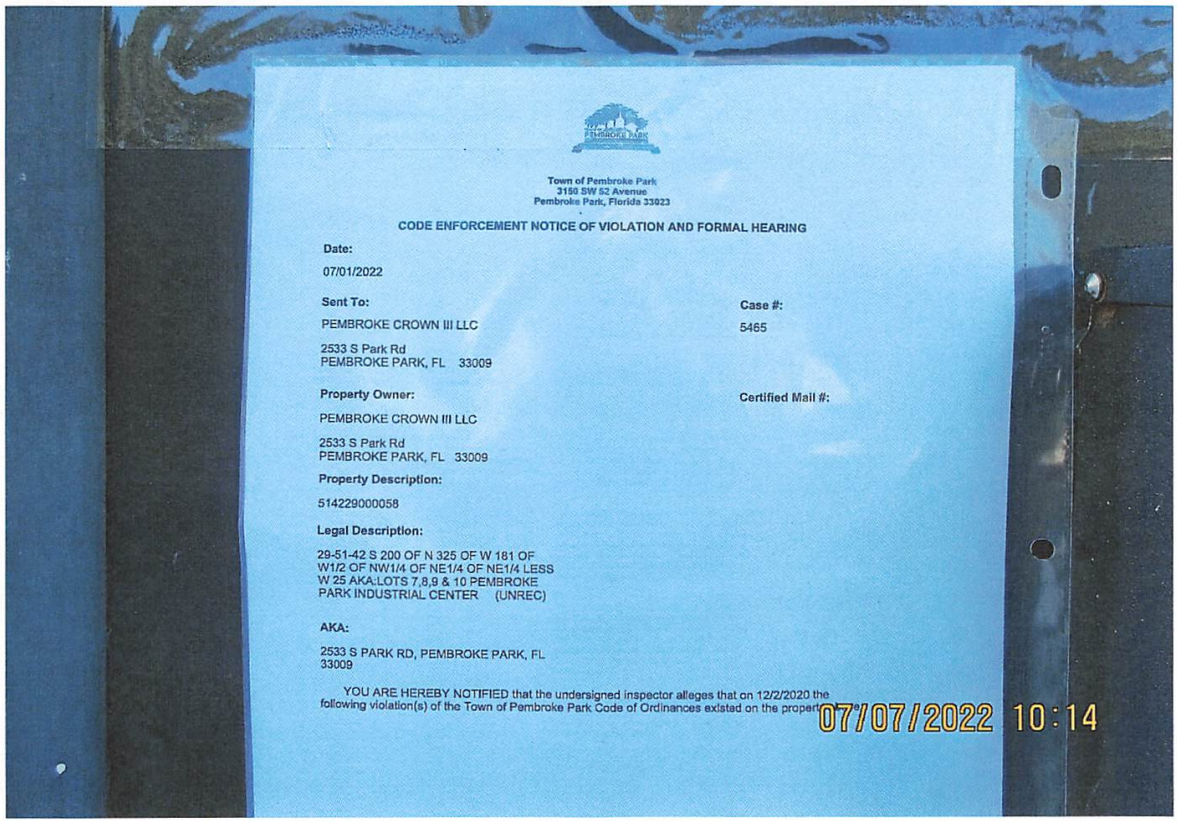
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Sent To:

PEMBROKE CROWN III LLC

2533 S Park Rd
PEMBROKE PARK, FL 33009

Case #:

5465

Property Owner:

PEMBROKE CROWN III LLC

2533 S Park Rd
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000058

Legal Description:

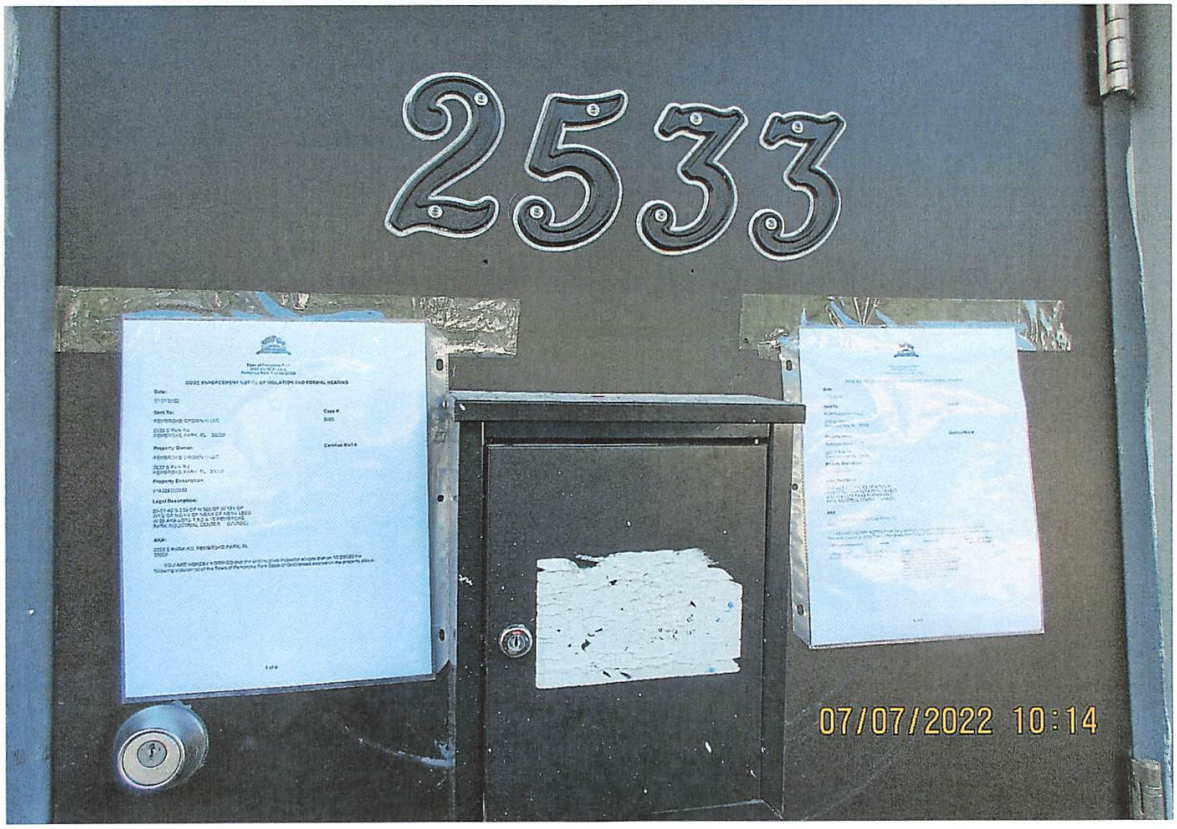
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2533 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the propert

07/07/2022 10:14



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Sent To:

PEMBROKE CROWN III LLC

2533 S Park Rd
PEMBROKE PARK, FL 33009

Case #:

5465

Property Owner:

PEMBROKE CROWN III LLC

2533 S Park Rd
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000058

Legal Description:

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AKA:

2533 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	60
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60
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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.	60
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...	60

1. Interior renovations/tenant build out done without a permit. Obtain after the fact permits and inspections.
2. Built mezzanine without permits. Obtain after the fact permits and inspections.
3. Altered electrical without permits. Obtain after the fact permits and inspections.
4. Installed storage racks without permits. Obtain after the fact permits and inspections.
5. Installed multiple exterior doors without permits. Obtain after the fact permits and inspections.
6. Remove abandon "Foundation" sign. Demo permit require only if removing entire canopy.
7. Expose wire on exterior of Building. Cap correctly.
8. Double permit fee assessed.

No permits as of 07/01/2022.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

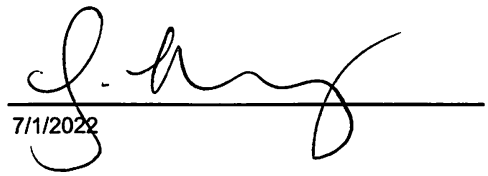
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



7/1/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE CROWN III LLC /Blanco by Nature 2533 S Park Rd PEMBROKE PARK, FL 33009	5465	12/02/2020

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN III LLC /Blanco by Nature 2533 S Park Rd PEMBROKE PARK, FL 33009	514229000058	

Legal Description:	AKA:
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2533 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	60

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (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...	60
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Notes/Means of Correction:

1. Interior renovations/tenant build out done without a permit. Obtain after the fact permits and inspections.
2. Built mezzanine without permits. Obtain after the fact permits and inspections.
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4. Installed storage racks without permits. Obtain after the fact permits and inspections.
5. Installed multiple exterior doors without permits. Obtain after the fact permits and inspections.
6. Remove abandon "Foundation" sign. Demo permit require only if removing entire canopy.
7. Expose wire on exterior of Building. Cap correctly.
8. Double permit fee 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

Google Maps 2533 Park Ln

Image capture: Apr 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Google Maps 2565 Park Ln

Image capture: Jan 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Google Maps 2565 Park Ln

Image capture: Jan 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Google Maps 2565 Park Ln

Image capture: Jan 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Google Maps 2575 S Park Rd

Image capture: Apr 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

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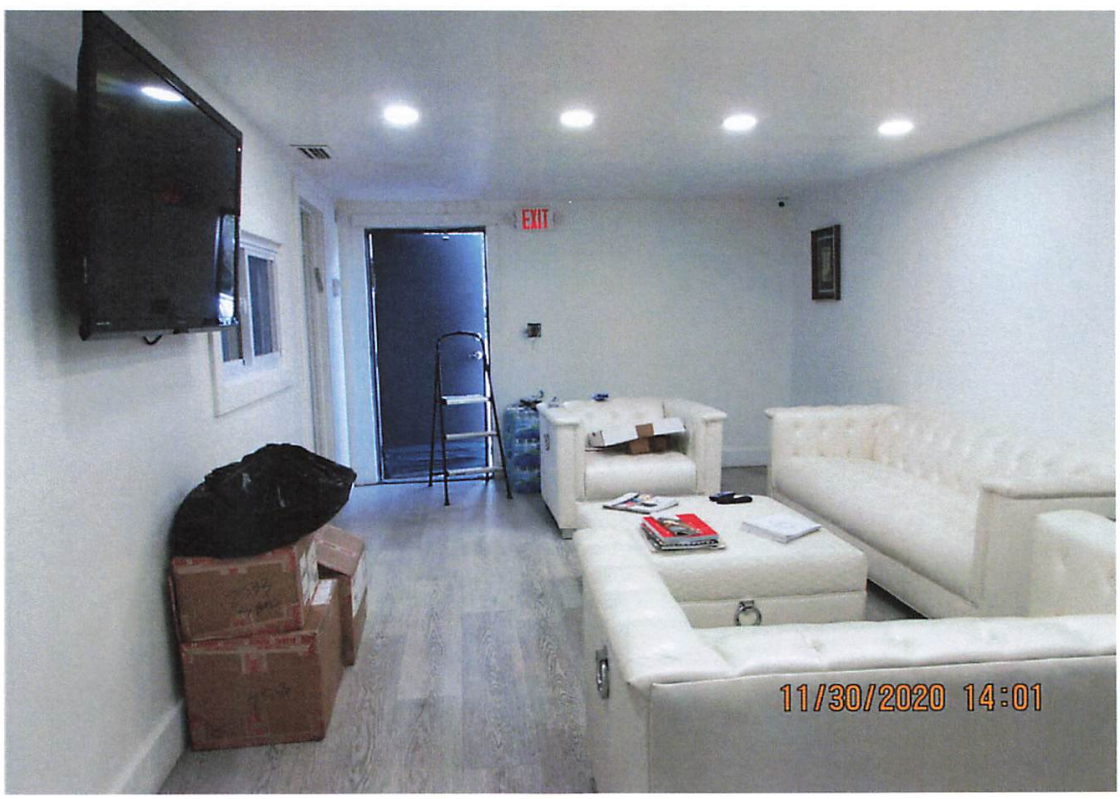
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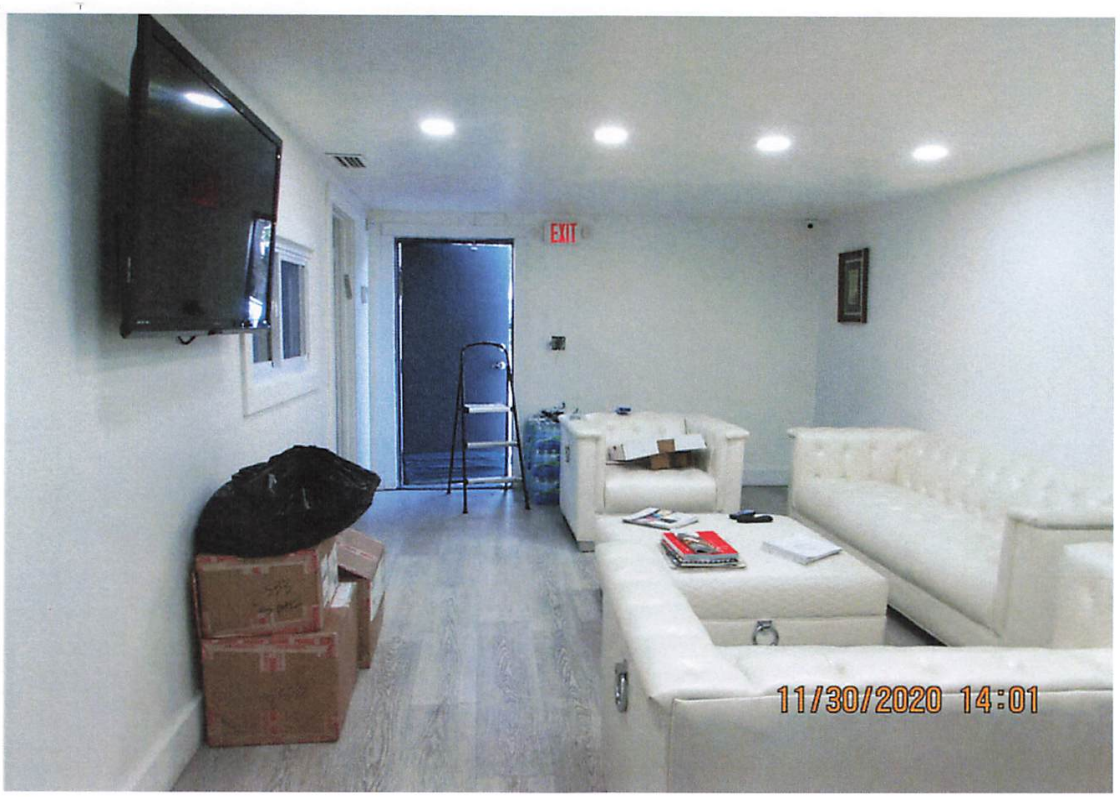
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WATCH
YOUR
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FOR 32" - 80" TELEVISIONS
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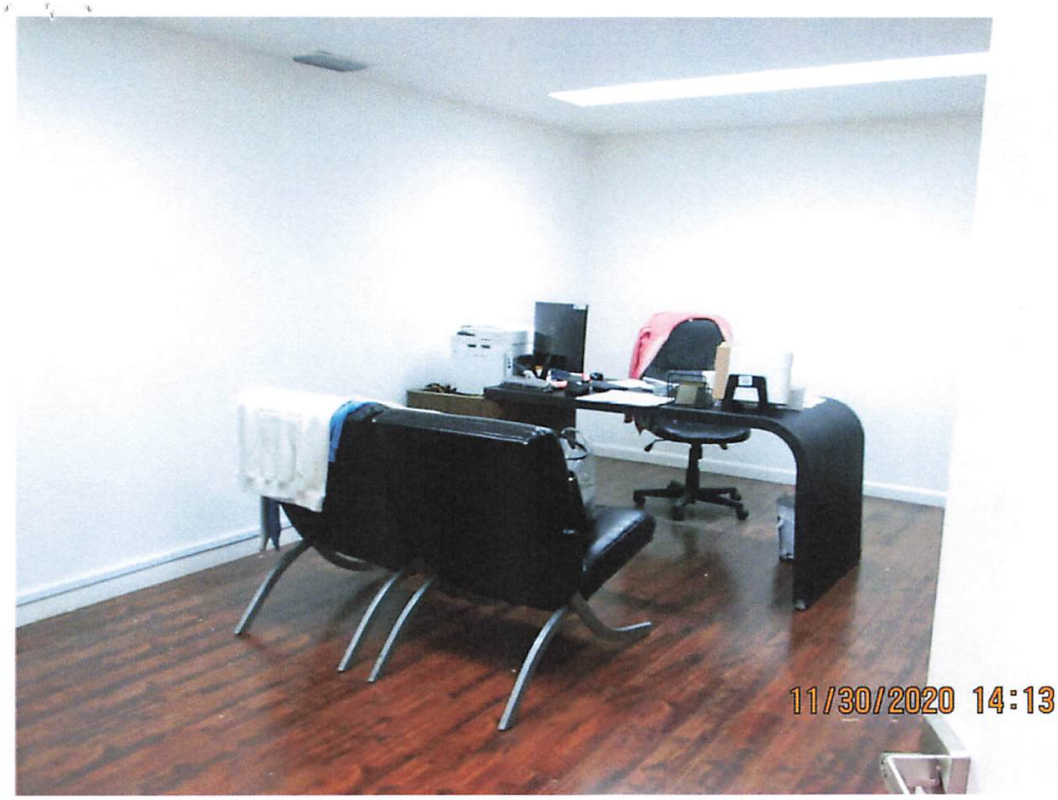
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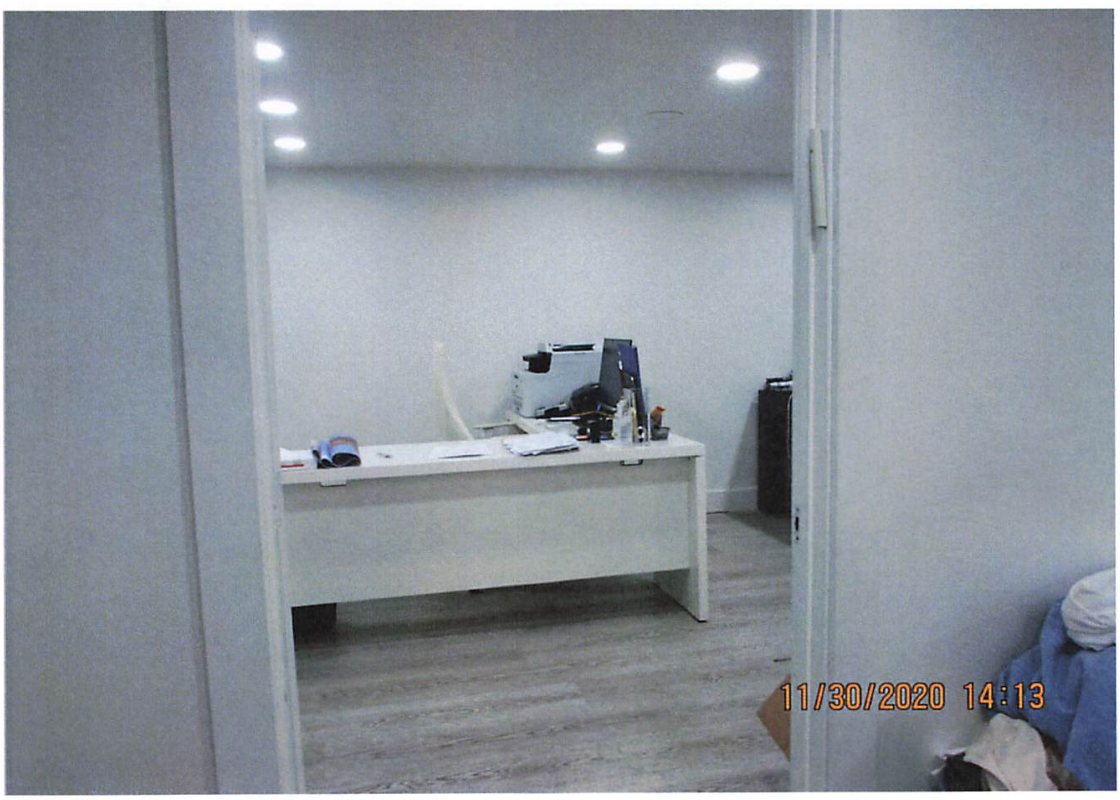
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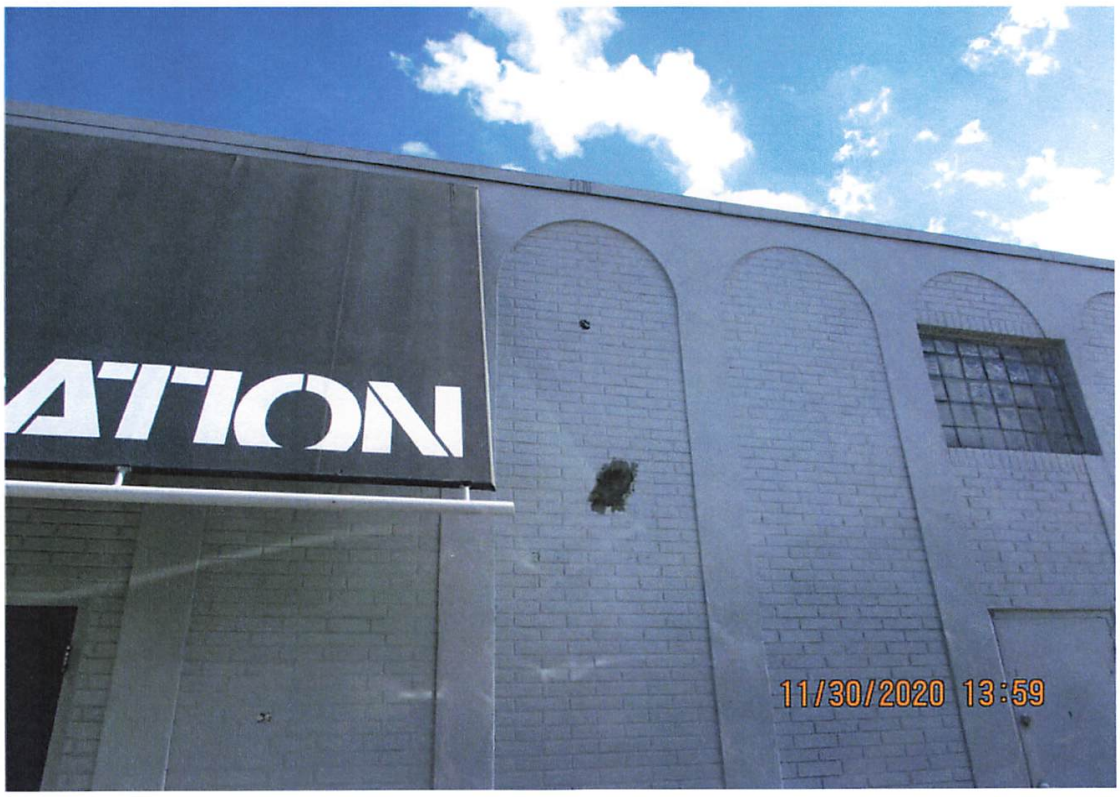
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Google Maps 2533 Park Ln

Image capture: Apr 2019 © 2020 Google

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Google Maps 2565 Park Ln

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Image capture: Jan 2019 © 2020 Google

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Google Maps 2575 S Park Rd

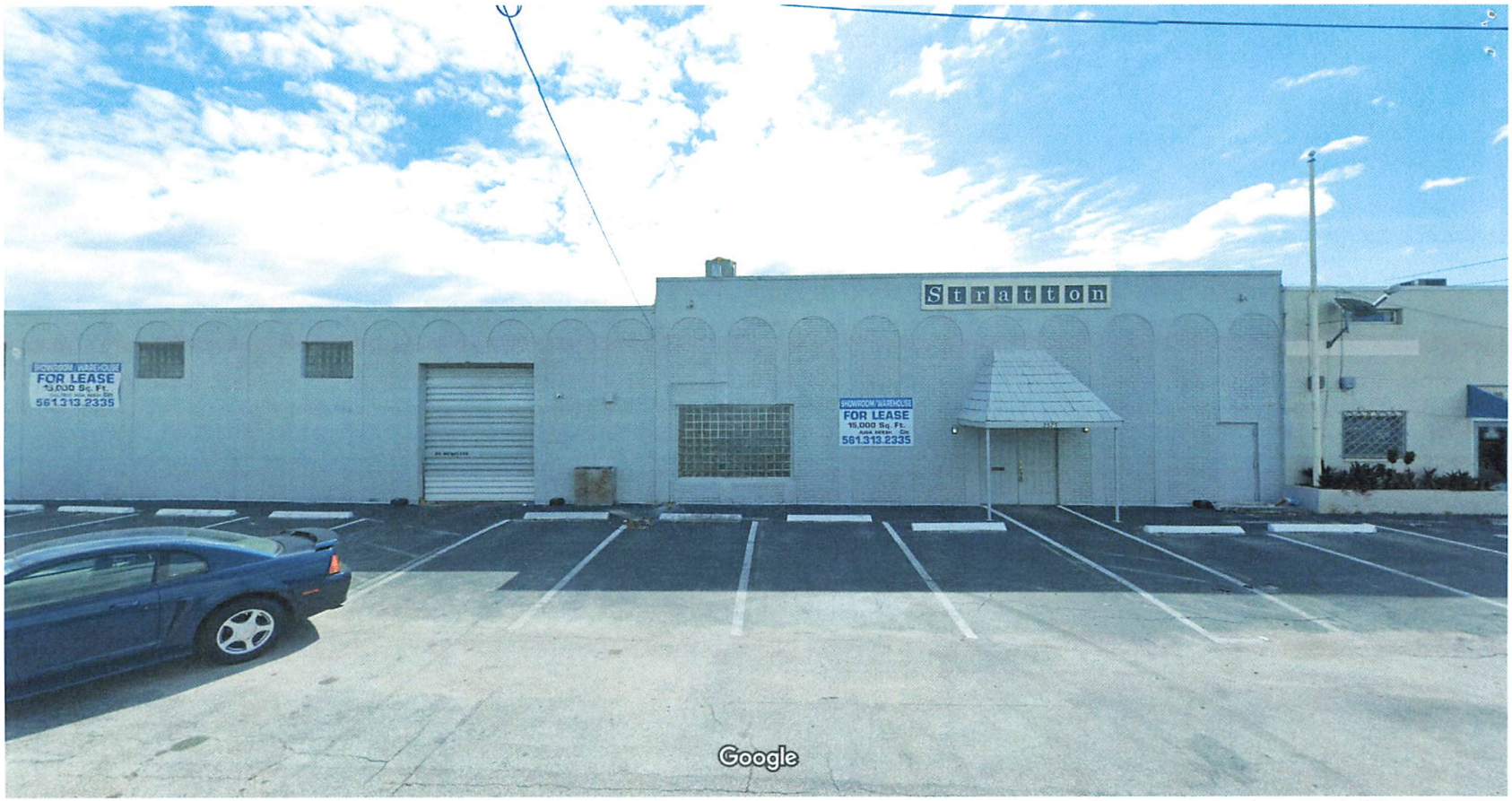

Image capture: Apr 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Town of Pembroke Park
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

Customer Number **133840**

APPLICATION FORM

Application Category: Wholesale/Distributors **Application Date:** 11/20/2020

Business Owner Information (Residential Usage)

Business Name: WHITE BY MAZUOZ INC

Business Owner/Corporation/Partnership:

Business Address: 2533 S PARK RD

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: **Other Phone:** 9542618954 **Fax #:**

E-Mail: blancobynature@gmail.com **Contact Person's Name:** YEHUDA COHEN

Parcel Information

Folio Number: 514229000064 **Legal Description:**

Prior Use: IMPORT/DIST - ELECTRONICS

Current Use: WHOLESALE/DIST - CLOTHING

Contact Information

Name:

Mailing Address: 2533 S PARK RD

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

WHOLESALE - CLOTHING

Limitations:

(NO BTR - STILL IN PROCESS)

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE CROWN LLC R.S. TRADING, CO. Respondent(s)	Case No.: 4934 & 4935 (Consolidated)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2673-2681 S PARK LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE CROWN LLC, 2673 S PARK LANE PEMBROKE PARK FL 33009

FOLIO NO.: 514229000050

LEGAL DESCRIPTION: 29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-2(a)(b); 15-17; 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2(a)(b); 15-17; 15-24 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 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 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael E. 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, 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 17 day of June, 2021.

J. Ramirez

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
PEMBROKE CROWN III LLC	2575 S Park Rd PEMBROKE PARK, FL 33009	2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd

Legal Description

Case Status Open **Case #** 5466 **Date Next Inspection** 7/20/2022

Notes
1. No Business Tax Receipt. Must cease all operations until Business Owner obtains Business Tax Receipt License (10 days).
2. Interior renovation done without permits. Obtain after the fact permits and inspections.
3. Installed exterior cameras without permits. Verify electrical or wireless. Permit required.
4. PVC pipe is sticking out of exterior building. Remove and seal.
5. Remove abandon "Stratton" sign. Obtain demolition permit and inspections.
6. Double permit fee assessed.
No permit or BTR as of 07/01/2022.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/2/2020		Notice of Violation	Regular Mail 12/2/20
7/1/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/7/22 Certified Mail 7/1/22

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: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2022
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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: 7/20/2022
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: 7/20/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE CROWN III LLC CASE NO. 5466

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2575 S PARK ROAD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2575 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 10:12 A.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

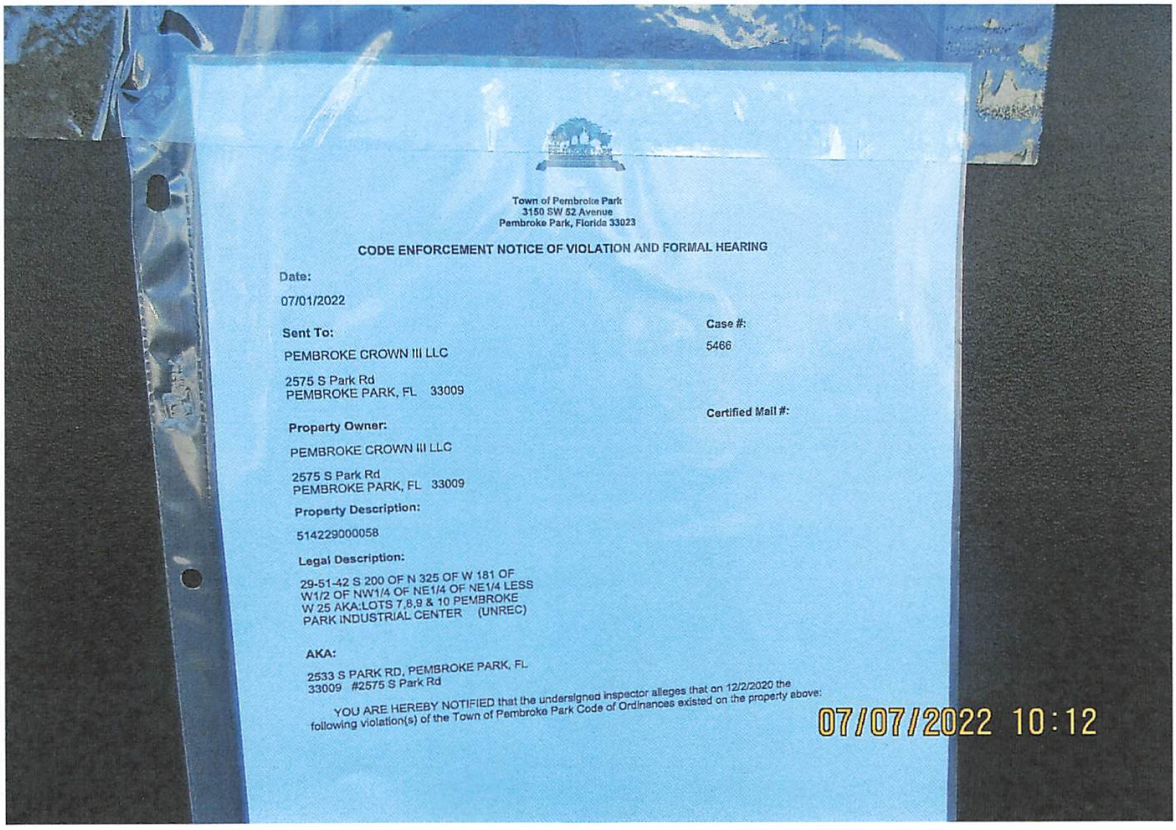
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

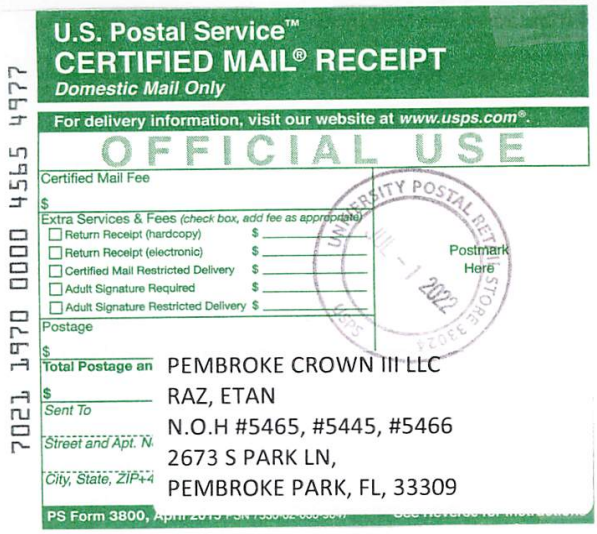
Signature

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

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

2575
07/07/2022 10:12


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
07/01/2022
Sent To:
PEMBROKE CROWN III LLC
2575 S Park Rd
PEMBROKE PARK, FL 33009
Case #:
5466
Certified Mail #:
Property Owner:
PEMBROKE CROWN III LLC
2575 S Park Rd
PEMBROKE PARK, FL 33009
Property Description:
514229000058
Legal Description:
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)
AKA:
2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
07/07/2022 10:12



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 $

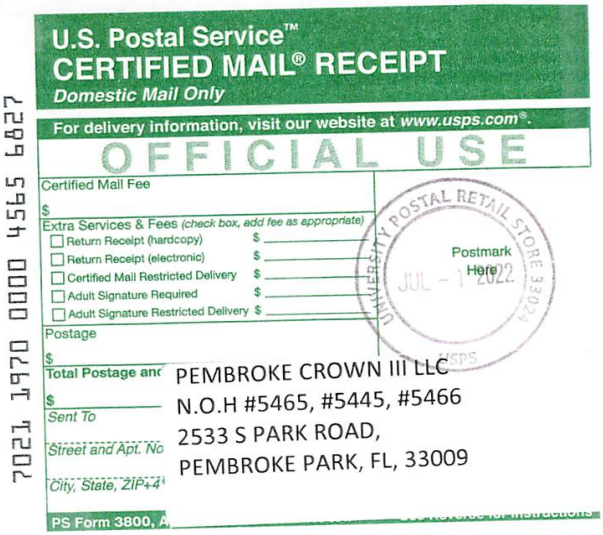
Postage
$

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

PEMBROKE CROWN III LLC
RAZ, ETAN
N.O.H #5465, #5445, #5466
2673 S PARK LN,
PEMBROKE PARK, FL, 33309

PS Form 3800, April

7021 1970 0000 4565 4977



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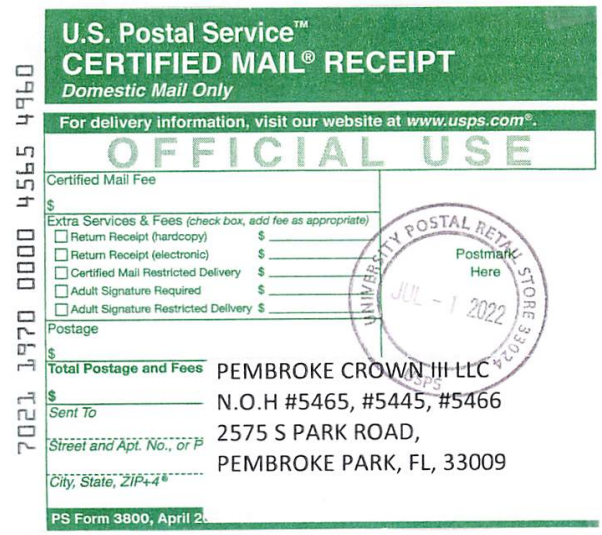
Postage
$

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

PEMBROKE CROWN III LLC
N.O.H #5465, #5445, #5466
2533 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

7021 1970 0000 4565 6827



U.S. Postal Service™
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$

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

Postage
$

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

PEMBROKE CROWN III LLC
N.O.H #5465, #5445, #5466
2575 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, April 2

7021 1970 0000 4565 4960

Code Dept.
OF PEMBROKE PARK
ID AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5466 , # 5465

Hasler FIRST-CLASS MAIL
12/02/2020
US POSTAGE $000.65⁰
ZIP 33023
011D10656696

Pembroke Crown III LLC
2673 S Park Lane
Pembroke Park, FL 33009

Code Dept.
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5466

Hasler FIRST-CLASS MAIL
12/02/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:

PEMBROKE CROWN III LLC
/Current Tenant

2575 S Park Rd
PEMBROKE PARK, FL 33009

Case #:

5466

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Sent To:

PEMBROKE CROWN III LLC

2575 S Park Rd
PEMBROKE PARK, FL 33009

Case #:

5466

Property Owner:

PEMBROKE CROWN III LLC

2575 S Park Rd
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000058

Legal Description:

29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	45
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	45
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...	45

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.	45
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)	10
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)	10

1. No Business Tax Receipt. Must cease all operations until Business Owner obtains Business Tax Receipt License (10 days).
2. Interior renovation done without permits. Obtain after the fact permits and inspections.
3. Installed exterior cameras without permits. Verify electrical or wireless. Permit required.
4. PVC pipe is sticking out of exterior building. Remove and seal.
5. Remove abandon "Stratton" sign. Obtain demolition permit and inspections.
6. Double permit fee assessed.

No permit or BTR as of 07/01/2022.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

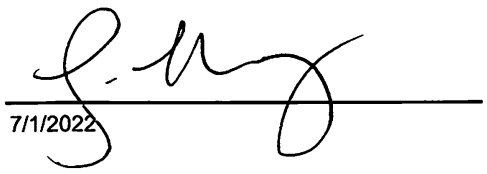
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



7/1/2022

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2533-2575 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0058
Property Owner	PEMBROKE CROWN III LLC	Millage	0613
Mailing Address	2673 S PARK LN PEMBROKE PARK FL 33309	Use	48-01
Abbr Legal Description	29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$218,400	$1,576,800	$1,795,200	$1,795,200	
2021	$218,400	$1,459,460	$1,677,860	$1,677,860	$36,081.71
2020	$218,400	$1,401,600	$1,620,000	$1,620,000	$34,962.51

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,795,200	$1,795,200	$1,795,200	$1,795,200
Portability	0	0	0	0
Assessed/SOH	$1,795,200	$1,795,200	$1,795,200	$1,795,200
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	$1,795,200	$1,795,200	$1,795,200	$1,795,200

Sales History

Date	Type	Price	Book/Page or CIN
5/10/2019	WD-D	$1,800,000	115807445
3/5/2007	DRR-T	$100	43729 / 1475
8/29/2005	DRR	$500,000	40514 / 1013
7/1/2005	WD	$100	40142 / 427
5/24/2002	QCD	$725,000	33200 / 1854

Land Calculations

Price	Factor	Type
$7.00	31,200	SF
Adj. Bldg. S.F. (Card, Sketch)		20033
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN III LLC

Filing Information

Document Number	L19000019800
FEI/EIN Number	N/A
Date Filed	01/17/2019
Effective Date	01/18/2019
State	FL
Status	ACTIVE

Principal Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Mailing Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

RAZ, ETAN
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

RAZ, ETAN
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/19/2020
2021	01/11/2021
2022	01/27/2022

Document Images

01/27/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
01/17/2019 -- Florida Limited Liability	View image in PDF format

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE CROWN III LLC /Current Tenant 2575 S Park Rd PEMBROKE PARK, FL 33009	5466	12/02/2020

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN III LLC /Current Tenant 2575 S Park Rd PEMBROKE PARK, FL 33009	514229000058	

Legal Description:	AKA:
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2533 S PARK RD, PEMBROKE PARK, FL 33009

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Notes/Means of Correction:

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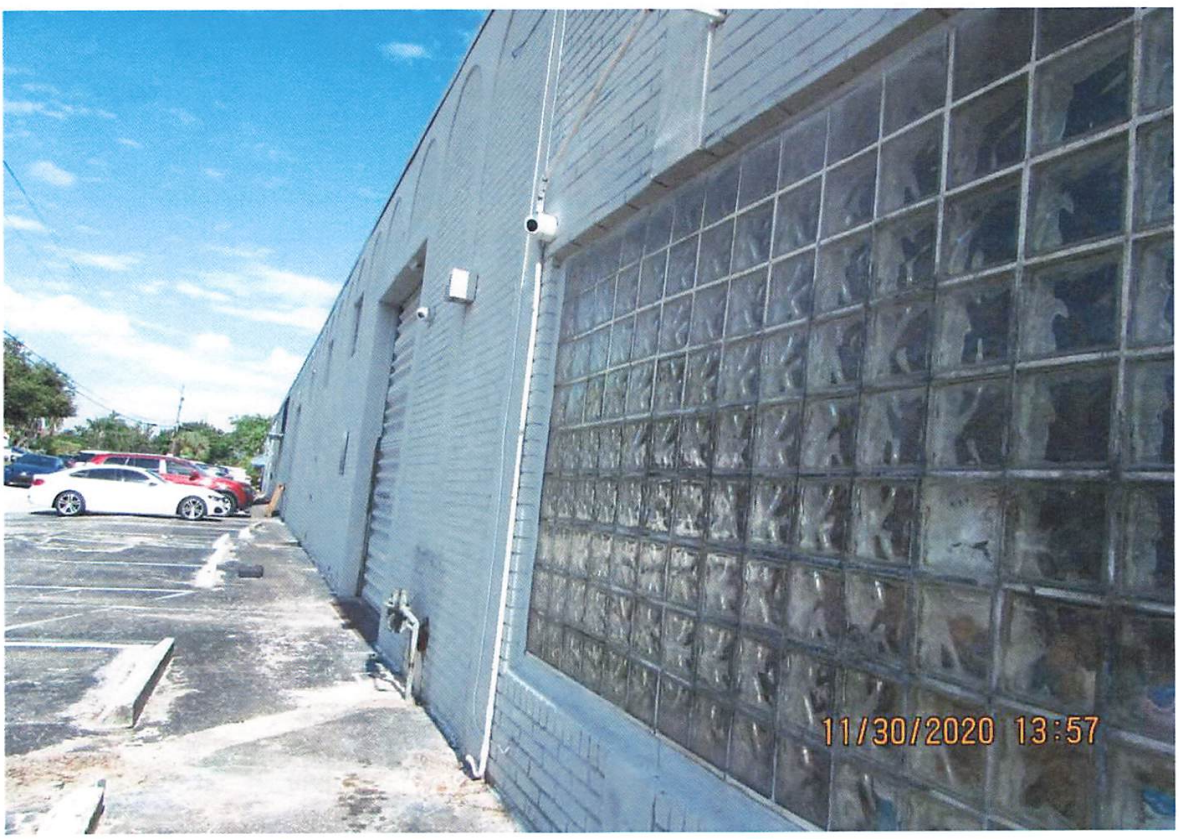
Joseline Ramirez
Code Enforcement Officer

2575
11/30/2020 13:57


11/30/2020 13:57

11/30/2020 14:18

DAIKIN
11/30/2020 14:18

11/30/2020 14:19

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE CROWN LLC R.S. TRADING, CO. Respondent(s)	Case No.: 4934 & 4935 (Consolidated)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2673-2681 S PARK LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE CROWN LLC, 2673 S PARK LANE PEMBROKE PARK FL 33009

FOLIO NO.: 514229000050

LEGAL DESCRIPTION: 29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-2(a)(b); 15-17; 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2(a)(b); 15-17; 15-24 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 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 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael E 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, 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 17 day of June, 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
CHARBONNEAU,FRANCOIS CHARBONNEAU,JUDITH	323 MARINE DR #346 PEMBROKE PARK, FL 33009	323 MARINE DR, PEMBROKE PARK, FL 33009 346

Legal Description

Case Status Open **Case #** 5467 **Date Next Inspection** 7/20/2022

Notes
1. Stop Work Order.
2. Demolished drywall without permits. Obtain after the fact permits and inspections.
3. Adding a bathroom and closet without permits. Obtain permit and inspections.
4. Altered electrical and plumbing without permits. Obtain permit and inspections.
5. Double permit fee assessed.

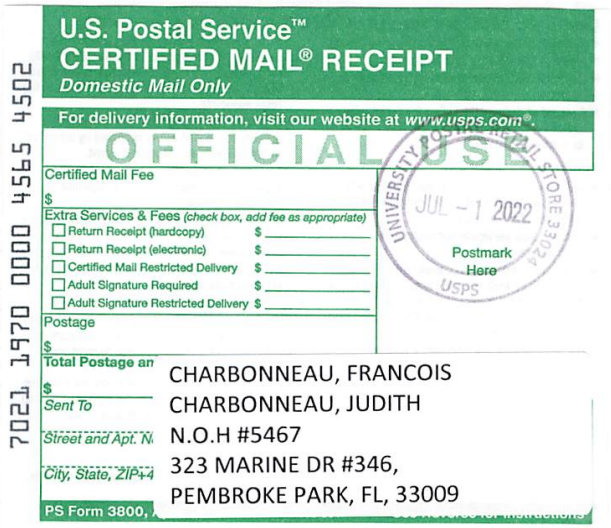
Permit incomplete as of 07/01/2022.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/1/2020		Notice of Violation	Hand 12/1/20 | Regular Mail 12/2/20
7/1/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/6/22 Certified Mail

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: 7/20/2022



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OFFICIAL USE

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

Postage
$

Total Postage an
$

Sent To
CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH

Street and Apt. N
N.O.H #5467

City, State, ZIP+4
323 MARINE DR #346,
PEMBROKE PARK, FL, 33009

PS Form 3800,

UNIVERSITY OF MIAMI BOOKSTORE 3302

JUL - 1 2022

Postmark Here

USPS

7021 1970 0000 4565 4502

Code Dept.

TOWN OF PEMBROKE PARK

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

NOV # 5467

Hasler FIRST-CLASS MAIL
12/02/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Park Lake Inc.
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Code Dept.

TOWN OF PEMBROKE PARK

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

NOV # 5467

Hasler FIRST-CLASS MAIL
12/02/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent to:

CHARBONNEAU,FRANCOIS
CHARBONNEAU,JUDITH

323 MARINE DR #346
PEMBROKE PARK, FL 33009

Case #:

5467

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	323 MARINE DRIVE #346, PEMBROKE PARK FL 33009-6041
Property Owner	CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH
Mailing Address	323 MARINE DR #346 PEMBROKE PARK FL 33009

ID #	5142 29 NN 5250
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 346

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$40,000	$34,530	$74,530	$74,530	
2021	$40,000	$33,910	$73,910	$73,910	$1,589.42
2020	$40,000	$33,830	$73,830	$73,830	$1,593.37

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$74,530	$74,530	$74,530	$74,530
Portability	0	0	0	0
Assessed/SOH	$74,530	$74,530	$74,530	$74,530
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$74,530	$74,530	$74,530	$74,530

Sales History

Date	Type	Price	Book/Page or CIN
5/31/2019	CPT-Q	$90,000	115839526
3/24/2016	CPT-Q	$100,000	113604516
12/4/2014	CPT-T	$100	112701423
2/3/2009	CPT-T	$100	46027 / 1043
1/31/2005	CPT	$45,000	39020 / 12

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		672
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CHARBONNEAU, FRANCOIS CASE NO. 5467
CHARBONNEAU, JUDITH

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 323 MARINE DRIVE #346, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 323 MARINE DRIVE #346, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH AT 11:50 A.M. ON THE 6 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

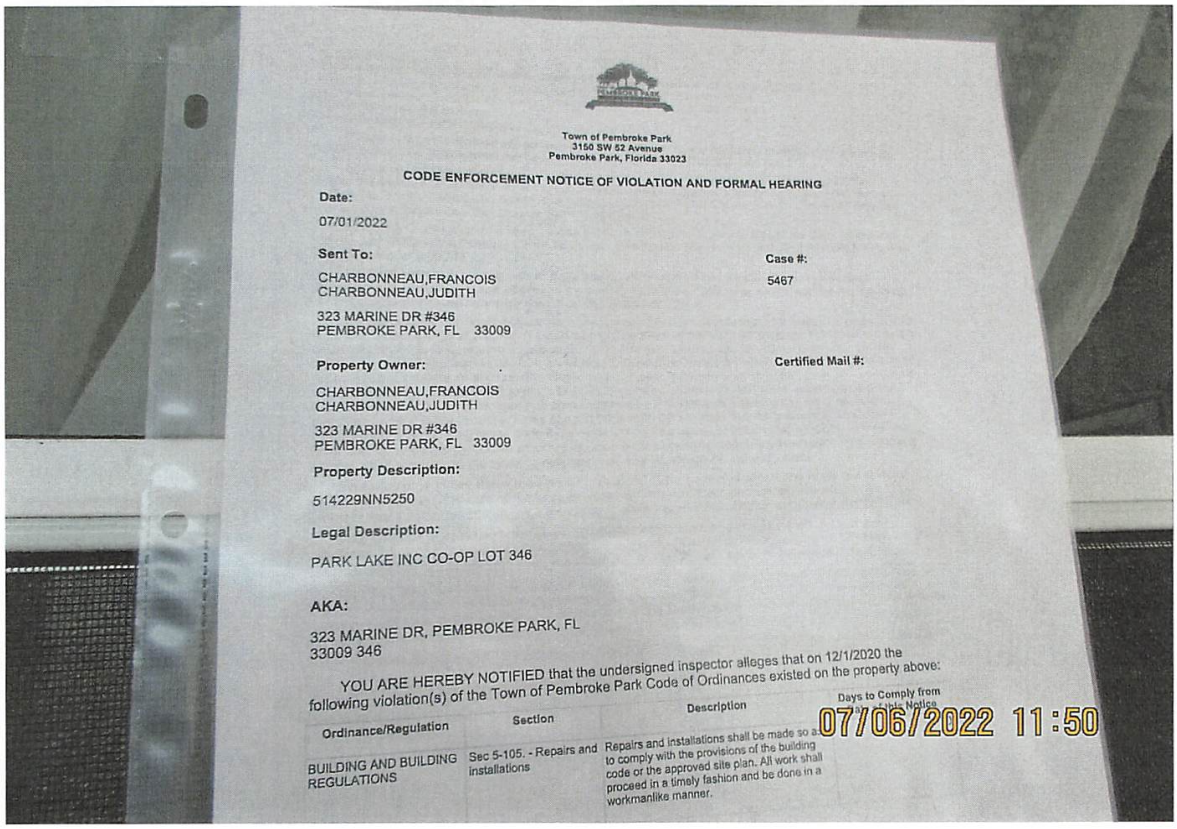
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 11 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

07/01/2022

Sent To:

CHARBONNEAU,FRANCOIS
CHARBONNEAU,JUDITH

323 MARINE DR #346
PEMBROKE PARK, FL 33009

Case #:

5467

Property Owner:

CHARBONNEAU,FRANCOIS
CHARBONNEAU,JUDITH

323 MARINE DR #346
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN5250

Legal Description:

PARK LAKE INC CO-OP LOT 346

AKA:

323 MARINE DR, PEMBROKE PARK, FL
33009 346

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/1/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from [illegible] 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.	

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Sent To:

CHARBONNEAU,FRANCOIS
CHARBONNEAU,JUDITH

323 MARINE DR #346
PEMBROKE PARK, FL 33009

Case #:

5467

Property Owner:

CHARBONNEAU,FRANCOIS
CHARBONNEAU,JUDITH

323 MARINE DR #346
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

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

1. Stop Work Order.
2. Demolished drywall without permits. Obtain after the fact permits and inspections.
3. Adding a bathroom and closet without permits. Obtain permit and inspections.
4. Altered electrical and plumbing without permits. Obtain permit and inspections.
5. Double permit fee assessed.

Permit incomplete as of 07/01/2022.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

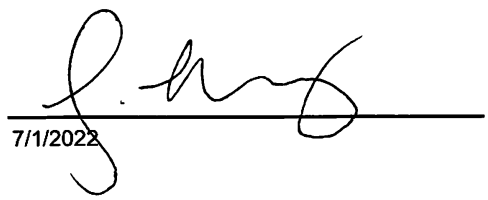
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



7/1/2022

TOWN OF PEMBROKE PARK

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

Inkforce 92471

BUILDING PERMIT APPLICATION

2110916
PERMIT NO.

E-92471
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: FRANCOIS CHARBONNEAU					
JOB ADDRESS: 323 MARINE DR					
OWNER NAME: CHARBONNEAU,FRANCOIS CHARBONNEAU,JUDITH					
OWNER ADDRESS: 323 MARINE DR #346					
CITY: PEMBROKE PARK					
PHONE: 7542441469	FAX:		EMAIL:		
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: MMJ ELECTRIC					
MAIL ADDRESS: 361 SW 13 ave					
CITY STATE ZIP: pompano beach FL 33069					
PHONE: 9548761536	**FAX:**		**EMAIL: INFO@MMICELECTRIC.COM**		
CERT. COMPENTENCY: EC13005593		**STATE REGISTRATION: N/A**			
LOT: 346	BLOCK: 0	PRESENT USE: mobile home	PROPOSED USE: mobile home		
FOLIO NUMBER: 514229NN5250		SUBDIVISION: PARK LAKE INC			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 2100	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: BATHROOM RENOVATION					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:		EMAIL:		
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

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

Inkforce 92435

BUILDING PERMIT APPLICATION

2110916
PERMIT NO.

P-92435
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: PLUMBING					
JOB NAME: FRANCOIS CHARBONNEAU					
JOB ADDRESS: 323 MARINE DR					
OWNER NAME: CHARBONNEAU,FRANCOIS CHARBONNEAU,JUDITH					
OWNER ADDRESS: 323 MARINE DR #346					
CITY: PEMBROKE PARK					
PHONE: 7542441469	FAX:		EMAIL:		
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: BG American Plumbing					
MAIL ADDRESS: 2215 Cypress Island Dr					
CITY STATE ZIP: Pompano Beach FL 330690000					
PHONE: 9549371588	**FAX:**		**EMAIL: PLUMBSMILE@GMAIL.COM**		
CERT. COMPENTENCY: CFC1427441		**STATE REGISTRATION: N/A**			
LOT: 346	BLOCK: 0	PRESENT USE: mobile home	PROPOSED USE: mobile home		
FOLIO NUMBER: 514229NN5250		SUBDIVISION: PARK LAKE INC			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 800	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION:BATHROOM REMODEL - NEW TOILET, NEW SINK, NEW TUB					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:		EMAIL:		
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
CHARBONNEAU,FRANCOIS CHARBONNEAU,JUDITH 323 MARINE DR #346 PEMBROKE PARK, FL 33009	5467	12/01/2020

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

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/1/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

1. Stop Work Order.
2. Demolished drywall without permits. Obtain after the fact permits and inspections.
3. Adding a bathroom and closet without permits. Obtain permit and inspections.
4. Altered electrical and plumbing without permits. Obtain permit and inspections.
5. Double permit fee assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

323
12/01/2020 16:13

12/01/2020 16:14

12/01/2020 16:16

12/01/2020 16:17

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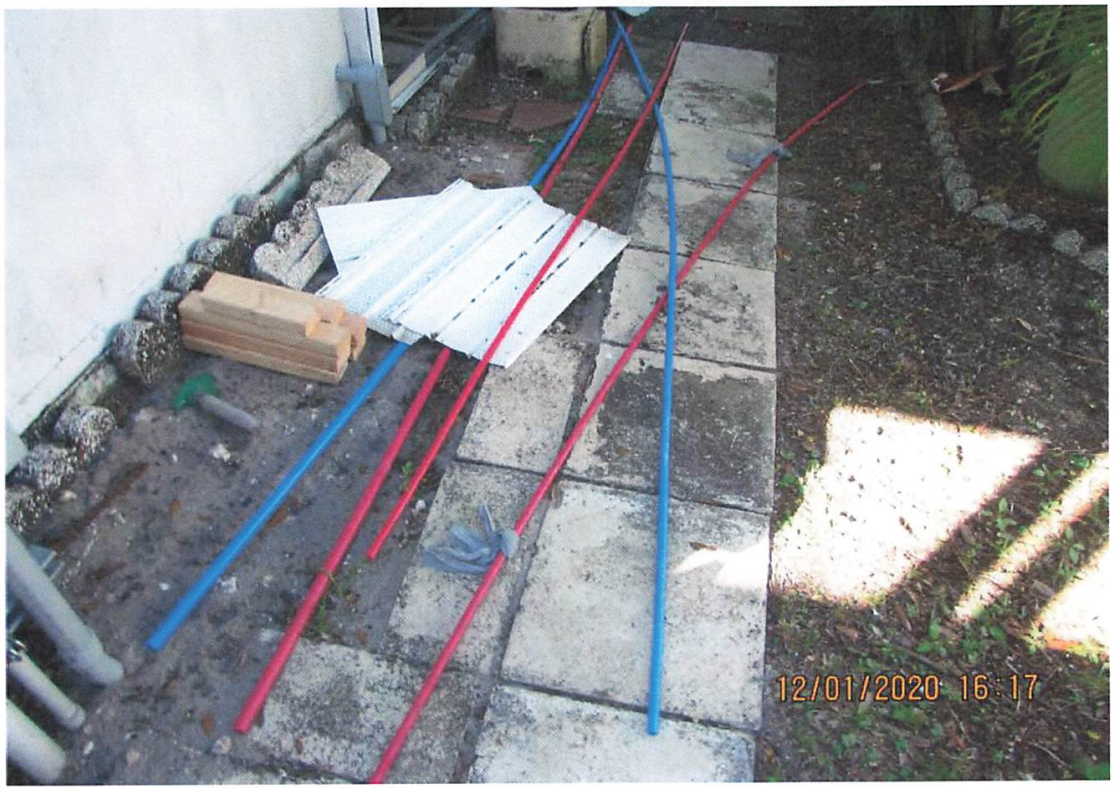
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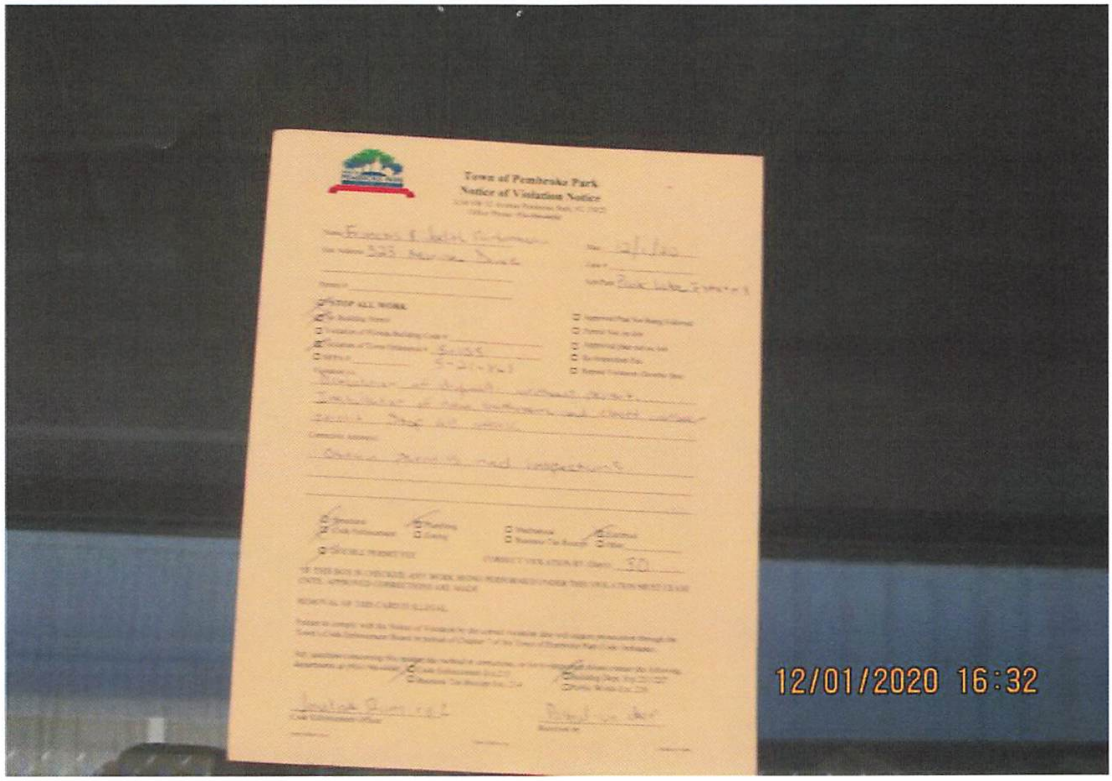
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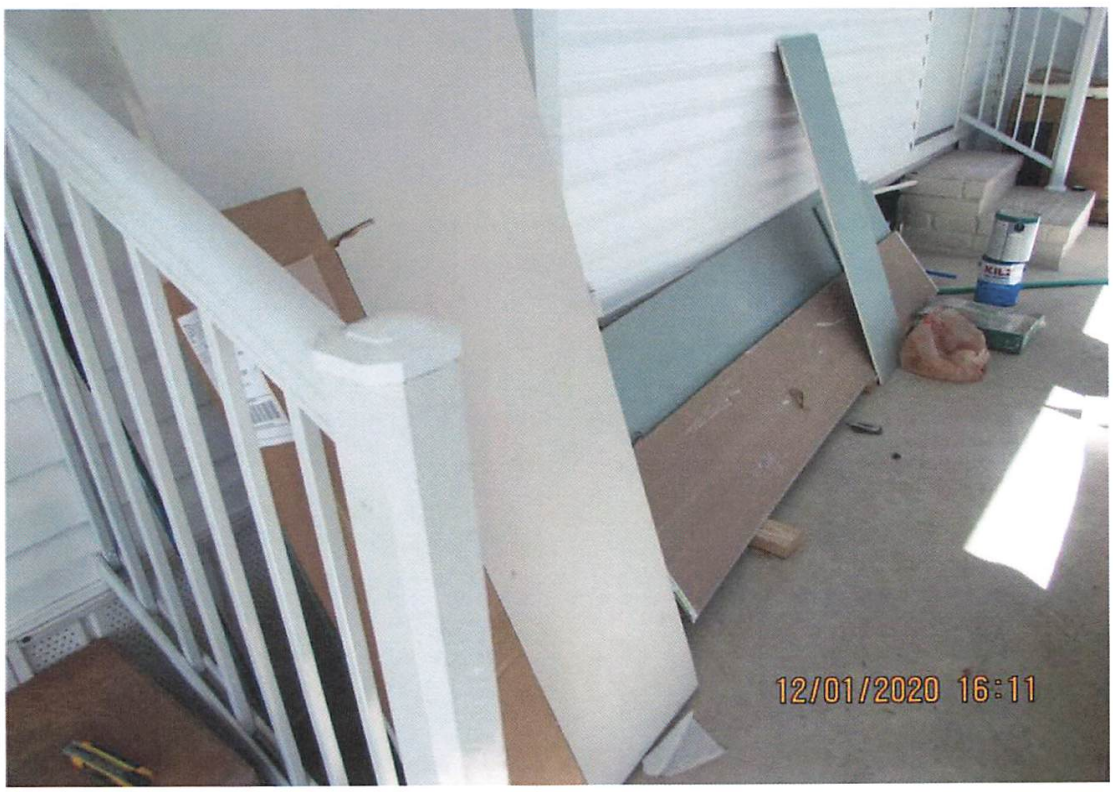
Notice of Violation Notice
12/01/2020 16:32

12/01/2020 16:09

12/01/2020 16:10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QTY: 1
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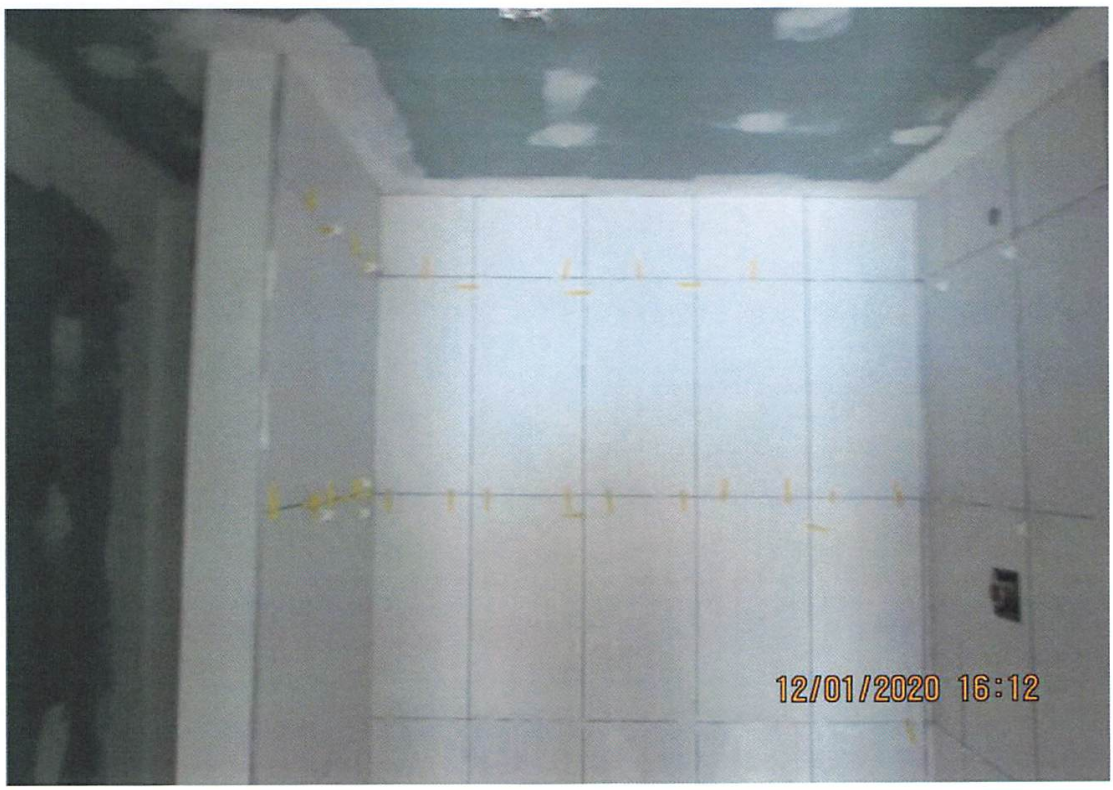
12/01/2020 16:11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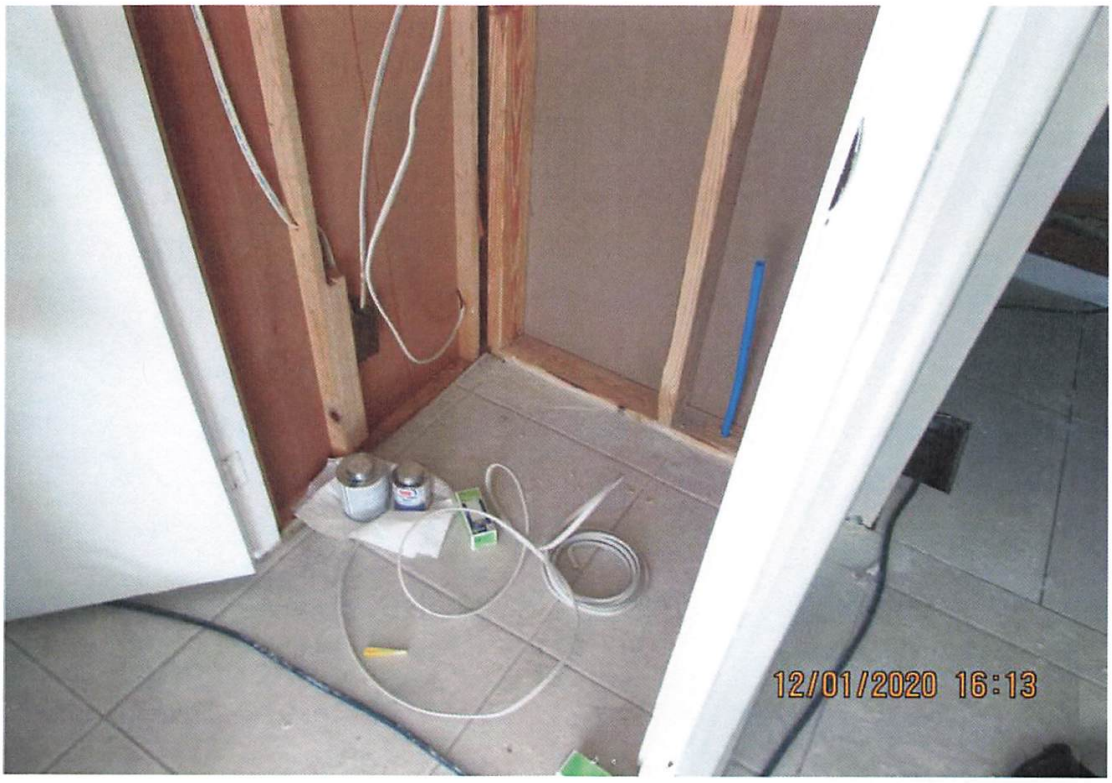
12/01/2020 16:13

Case Overview

Property/Incident Information

Owner	Address	Site Address
LABCO REAL ESTATE LLC	3149 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	3149 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5528 **Date Next Inspection** 7/20/2022

Notes
1. Emergency repair of sceptic tank done without permit. Obtain plans, after the fact permit, and inspections.
2. Electrical work done without permit. Obtain electrical after the fact permit, plans, and inspections.
3. Double permit fee assessed.
Contractors M&C Lic. CFC1426809

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/24/2021		Notice of Violation	Regular Mail 2/24/21
6/23/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/7/22 Certified Mail 6/24/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2022
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: 7/20/2022

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: 7/20/2022

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JUN 2022
7021 1970 0000 4565 4267
LABCO REAL ESTATE LLC
BERKOWITZ, ROCHELLE, ESQ.
N.O.H #5528
3149 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009

NOV case #5528

TOWN OF PEMBROKE PARK

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

Hasler
02/24/2021
US POSTAGE $(

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Sent To:

LABCO REAL ESTATE LLC /
GOODWILL

3149 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

5528

NOV case # 5528

TOWN OF PEMBROKE PARK

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

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02/24/2021
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LABCO REAL ESTATES LLC
3149 W Hallandale Beach Blvd
Pembroke Park, FL 33009

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

Detail by Entity Name

Florida Limited Liability Company
LABCO REAL ESTATE, LLC

Filing Information

Document Number	L08000009369
FEI/EIN Number	26-2822457
Date Filed	01/24/2008
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/21/2013

Principal Address

3141 W HALLANDALE BEACH BLVD
HALLANDALE, FL 33009

Changed: 04/10/2019

Mailing Address

3149 W HALLANDALE BEACH BLVD
HALLANDALE, FL 33009

Changed: 04/04/2011

Registered Agent Name & Address

Berkowitz, Rochelle, Esq.
3141-3149 W Hallandale Beach Blvd
Hallandale, FL 33009

Name Changed: 01/14/2014

Address Changed: 04/10/2019

Authorized Person(s) Detail

Name & Address

Title Manager

Labaton, Sandy
3141 W HALLANDALE BEACH BLVD
HALLANDALE, FL 33009

Annual Reports

Report Year	Filed Date
2020	06/16/2020
2021	04/07/2021
2022	03/07/2022

Document Images

03/07/2022 -- ANNUAL REPORT	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
06/16/2020 -- ANNUAL REPORT	View image in PDF format
04/10/2019 -- ANNUAL REPORT	View image in PDF format
03/22/2018 -- ANNUAL REPORT	View image in PDF format
04/11/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
01/30/2015 -- ANNUAL REPORT	View image in PDF format
01/14/2014 -- ANNUAL REPORT	View image in PDF format
04/21/2013 -- REINSTATEMENT	View image in PDF format
04/04/2011 -- ANNUAL REPORT	View image in PDF format
04/25/2010 -- ANNUAL REPORT	View image in PDF format
06/25/2009 -- ANNUAL REPORT	View image in PDF format
01/24/2008 -- Florida Limited Liability	View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3149 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	LABCO REAL ESTATE LLC
Mailing Address	3149 W HALLANDALE BEACH BLVD PEMBROKE PARK FL 33009

ID #	5142 29 00 0102
Millage	0613
Use	11

Abbr Legal Description	29-51-42 S 250 OF W1/2 OF SW1/4 OF NE1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS W 25 FOR R/W & LESS E 20.16 THEREOF FOR RD

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*	$652,490	$2,583,780	$3,236,270	$3,236,270	
2020	$652,490	$2,583,780	$3,236,270	$3,169,320	$68,835.15
2019	$652,490	$2,228,710	$2,881,200	$2,881,200	$62,908.11

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,236,270	$3,236,270	$3,236,270	$3,236,270
Portability	0	0	0	0
Assessed/SOH	$3,236,270	$3,236,270	$3,236,270	$3,236,270
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,236,270	$3,236,270	$3,236,270	$3,236,270

Sales History

Date	Type	Price	Book/Page or CIN
6/23/2008	QCD-D	$20,800	45471 / 1068
6/23/2008	QCD-T	$100	45471 / 1066
6/13/2008	QCD-T	$100	45471 / 1062
4/2/2008	QCD-T	$100	45471 / 1060
1/1/2008	SWD	$12,500	45381 / 1192

Land Calculations

Price	Factor	Type
$11.25	57,999	SF
Adj. Bldg. S.F. (Card, Sketch)		32877
Eff./Act. Year Built: 1980/1969		

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.	)	
	)	
LABCO REAL ESTATE LLC		CASE NO. 5528
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 3149 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3149 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LABCO REAL ESTATE LLC AT 10:00 A.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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

Signature

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/23/2022

Sent To:

LABCO REAL ESTATE LLC

3149 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

5528

Certified Mail #:

Property Owner:

LABCO REAL ESTATE LLC

3149 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Property Description:

514229000102

Legal Description:

29-51-42 S 250 OF W1/2 OF SW1/4 OF
NE1/4 OF NE1/4 LESS S 50 FOR ST RD
824 & LESS W 25 FOR R/W & LESS E
20.16 THEREOF FOR RD

AKA:

3149 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

07/07/2022 10:00

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/24/2021 the following
of Pembroke Park Code of Ordinances existed on the property above:

Description | Days to Comply from Date of this Notice

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/23/2022

Sent To:

LABCO REAL ESTATE LLC

3149 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

5528

Property Owner:

LABCO REAL ESTATE LLC

3149 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000102

Legal Description:

29-51-42 S 250 OF W1/2 OF SW1/4 OF NE1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS W 25 FOR R/W & LESS E 20.16 THEREOF FOR RD

AKA:

3149 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/24/2021 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

1. Emergency repair of sceptic tank done without permit. Obtain plans, after the fact permit, and inspections.
2. Electrical work done without permit. Obtain electrical after the fact permit, plans, and inspections.
3. Double permit fee assessed.
Contractors M&C Lic. CFC1426809

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

6/23/2022

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3149 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	LABCO REAL ESTATE LLC
Mailing Address	3149 W HALLANDALE BEACH BLVD PEMBROKE PARK FL 33009

ID #	5142 29 00 0102
Millage	0613
Use	11-01

Abbr Legal Description	29-51-42 S 250 OF W1/2 OF SW1/4 OF NE1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS W 25 FOR R/W & LESS E 20.16 THEREOF FOR RD

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$652,490	$2,800,770	$3,453,260	$3,453,260	
2021	$652,490	$2,583,780	$3,236,270	$3,236,270	$69,594.69
2020	$652,490	$2,583,780	$3,236,270	$3,169,320	$68,835.15

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,453,260	$3,453,260	$3,453,260	$3,453,260
Portability	0	0	0	0
Assessed/SOH	$3,453,260	$3,453,260	$3,453,260	$3,453,260
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	$3,453,260	$3,453,260	$3,453,260	$3,453,260

Sales History

Date	Type	Price	Book/Page or CIN
6/23/2008	QCD-D	$20,800	45471 / 1068
6/23/2008	QCD-T	$100	45471 / 1066
6/13/2008	QCD-T	$100	45471 / 1062
4/2/2008	QCD-T	$100	45471 / 1060
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Land Calculations

Price	Factor	Type
$11.25	57,999	SF
Adj. Bldg. S.F. (Card, Sketch)		32877
Eff./Act. Year Built: 1980/1969		

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

Sent To:	Case #:	Date:
LABCO REAL ESTATE LLC / GOODWILL 3149 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	5528	02/24/2021

Property Owner:	Property Description:	Certified Mail #:
LABCO REAL ESTATE LLC / GOODWILL 3149 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	514229000102	

Legal Description:	AKA:
29-51-42 S 250 OF W1/2 OF SW1/4 OF NE1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS W 25 FOR R/W & LESS E 20.16 THEREOF FOR RD	3149 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/24/2021 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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:

1. Emergency repair of sceptic tank done without permit. Obtain plans, after the fact permit, and inspections.
2. Electrical work done without permit. Obtain electrical after the fact permit, plans, and inspections.
3. Double permit fee assessed.

Contractors M&C Lic. CFC1426809

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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
Chief Code Enforcement Officer

3149 W HBB / Goodwill
case #5528

01/15/2021 12:34

01/15/2021 12:34

01/15/2021 12:34

01/15/2021 12:34

Liberty Pumps
1 hp
Grinder
Pump
01/15/2021 12:34

FDC
01/15/2021 12:37

01/15/2021 12:37

Case Overview

Property/Incident Information

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

Legal Description

Case Status Open **Case #** 7172 **Date Next Inspection** 7/20/2022

Notes 1. Repeat Violation. Hung banner on roof. Banners are prohibited, remove banner.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/22/2022		Notice of Violation	Certified Mail 6/23/22
6/22/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/7/22 Certified Mail 6/23/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 7/20/2022

U.S. Postal Service™
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Domestic Mail Only

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

Hallandale, FL 33009

OFFICIAL USE

Certified Mail Fee $3.75
$ $3.05
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.58
$ 7.33
Total Postage and Fees $7.33
$
Sent To TAI GROUP INC
Street and Apt. No., MOSHE TAIEB
City, State, ZIP+4® N.O.H #7172
2520 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

0310
10
Postmark Here
JUN 2022
06/23/2022

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☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.58
$ 7.33
Total Postage and Fees $7.33
$
Sent To TAI GROUP INC
Street and Apt. No., N.O.H #7172
City, State, ZIP+4® 4371 CASPER CT,
HOLLYWOOD, FL, 33021

PS Form 3800, Ap

0310
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JUN 23 2022
06/23/2022

7021 1970 0000 4565 4090

Detail by Entity Name

Florida Profit Corporation
TAI GROUP INC

Filing Information

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

Principal Address

2520 Southwest 30th Avenue
Pembroke Park, FL 33009

Changed: 04/10/2022

Mailing Address

2520 Southwest 30th Avenue
Pembroke Park, FL 33009

Changed: 04/10/2022

Registered Agent Name & Address

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

Name Changed: 10/03/2019

Address Changed: 04/10/2022

Officer/Director Detail

Name & Address

Title P

TAIEB, MOSHE

2520 Southwest 30th Avenue
Pembroke Park, FL 33009

Title President

HAYUN, GUY
2520 Southwest 30th Avenue
Pembroke Park, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/17/2020
2021	03/03/2021
2022	04/10/2022

Document Images

04/10/2022 -- ANNUAL REPORT	View image in PDF format
03/03/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
10/03/2019 -- REINSTATEMENT	View image in PDF format
08/08/2018 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$72,100	$1,319,610	$1,391,710	$1,391,710	
2021	$72,100	$543,720	$615,820	$615,820	$13,242.96
2020	$72,100	$544,100	$616,200	$616,200	$13,298.72

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,391,710	$1,391,710	$1,391,710	$1,391,710
Portability	0	0	0	0
Assessed/SOH	$1,391,710	$1,391,710	$1,391,710	$1,391,710
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,391,710	$1,391,710	$1,391,710	$1,391,710

Sales History

Date	Type	Price	Book/Page or CIN
11/30/2021	WD-Q	$1,600,000	117791141
1/8/2016	WD-Q	$635,000	113448803
8/26/2015	QCD-T	$272,000	113222446
3/28/2008	QCD-D	$198,000	45256 / 907
6/1/1994	QCD	$100	22531 / 324

Land Calculations

Price	Factor	Type
$9.00	8,011	SF
Adj. Bldg. S.F. (Card, Sketch)		5083
Eff./Act. Year Built: 1976/1975		

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.	)
	)
TAI GROUP INC	CASE NO. 7172
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 2520 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2520 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TAI GROUP INC AT 10:22 A.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

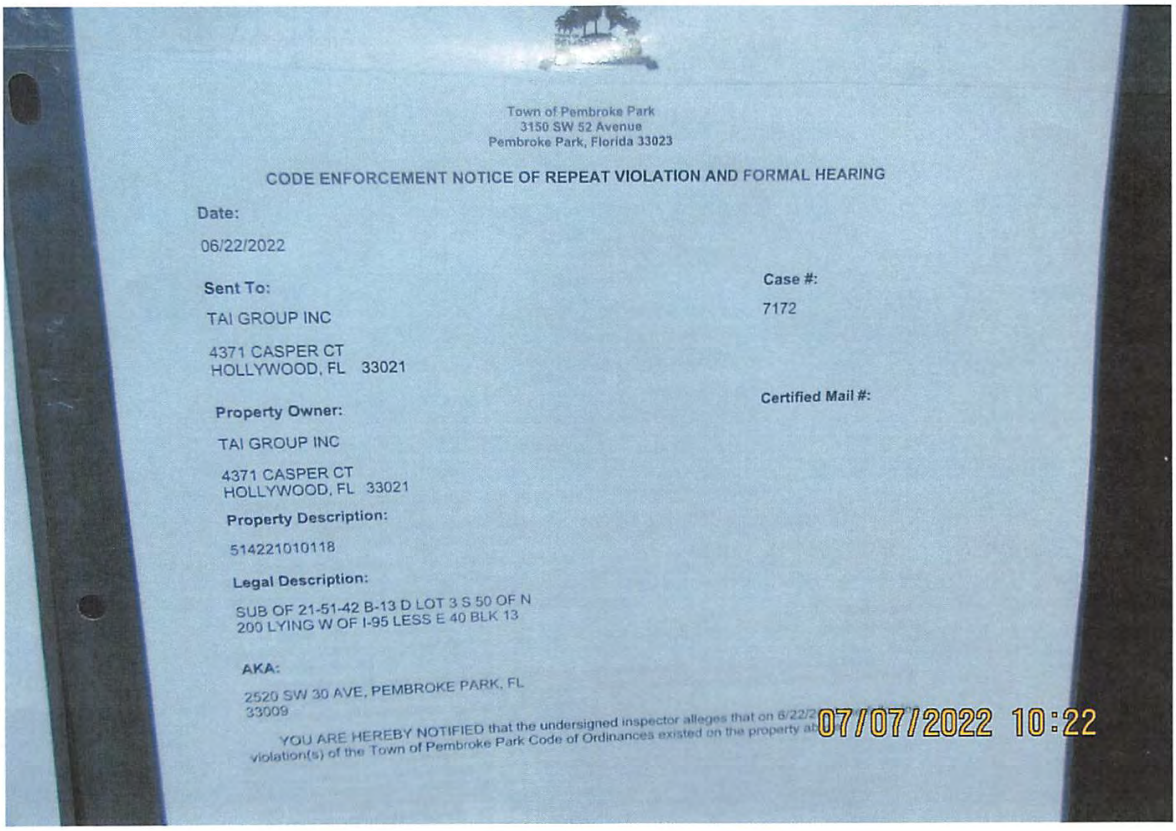
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

06/22/2022

Case #:

7172

Sent To:

TAI GROUP INC

4371 CASPER CT
HOLLYWOOD, FL 33021

Certified Mail #:

Property Owner:

TAI GROUP INC

4371 CASPER CT
HOLLYWOOD, FL 33021

Property Description:

514221010118

Legal Description:

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

AKA:

2520 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/22/2 violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property a

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

06/22/2022

Sent To:

TAI GROUP INC

4371 CASPER CT
HOLLYWOOD, FL 33021

Case #:

7172

Property Owner:

TAI GROUP INC

4371 CASPER CT
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514221010118

Legal Description:

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

AKA:

2520 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/22/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	5

1. Repeat Violation. Hung banner on roof. Banners are prohibited, remove banner.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

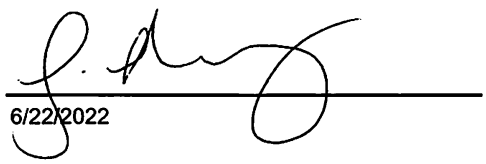
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



6/22/2022

Jul 7, 2022 at 2:13:39 PM
FOR SALE
954·453·1000
RE/MAX 5 STAR REALTY
JOHN DEMARCO
RE/MAX
COMMERCIAL
2520
VANITY

FOR LEASE
954·453·1000
RE/MAX
COMMERCIAL
RE/MAX 5 STAR REALTY
JOHN DEMARCO
TOPS
TASTES
VANITY
05/06/2022 11:38

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC	3707 SW 56 AVE PEMBROKE PARK, FL 33023	3707 SW 56 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 7174 **Date Next Inspection** 7/20/2022 Removed

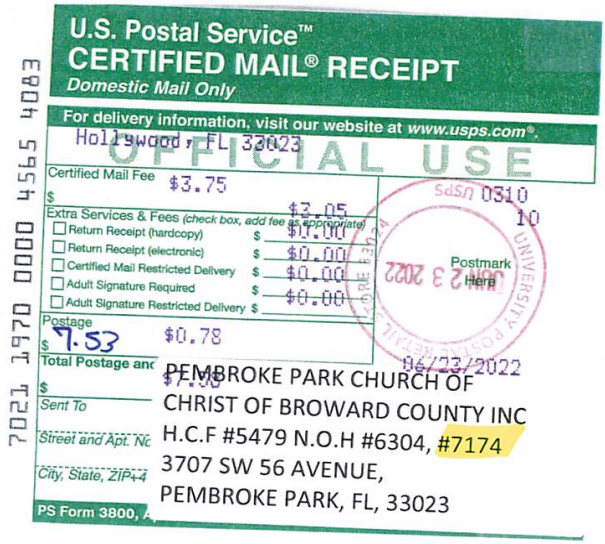
Notes
1. Trailer sign in front of property. Trailer signs are prohibited. Remove. Repeat violation. - 7/6/22
2. Banner signs in front of property. Banner signs are prohibited. Remove. Repeat violation. - 7/6/22
3. Expired Permit - Commercial A.C. Changeouts, Master Process # 83051 Permit # 177171-0 (Work without permit). Obtain new permit and complete all inspections.
4. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/22/2022		Notice of Violation	Certified Mail
6/23/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 6/23/22 Posted to Property & TWN HALL 7/6/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2022
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: 7/20/2022



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Hollywood, FL 33023

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Certified Mail Fee $3.75

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $3.05
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.78

Total Postage and $7.53

Sent To PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC

Street and Apt. No. H.C.F #5479 N.O.H #6304, #7174

City, State, ZIP+4 3707 SW 56 AVENUE, PEMBROKE PARK, FL, 33023

PS Form 3800, A

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JUN 23 2022

06/23/2022

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West Palm Beach, FL 33415

OFFICIAL USE

Certified Mail Fee $3.75

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $3.05
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.78

Total Postage and $7.53

Sent To BERNARD, LARRY D, SR

Street and Apt. No., H.C.F #5479 N.O.H #6304, #7174

City, State, ZIP+4 6007 SANDHILL CRANE DRIVE, GREENACRES, FL, 33415

PS Form 3800, A

7021 1970 0000 4565 4229

USPS 0310 10

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JUN 23 2022

06/23/2022

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3707 SW 56 AVENUE, PEMBROKE PARK FL 33023-6830
Property Owner	PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC
Mailing Address	3707 SW 56 AVE PEMBROKE PARK FL 33023-6830

ID #	5142 30 13 0030
Millage	0613
Use	71-01

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 3 & 4 LESS POR DESC IN OR 24174/613 & OR 31352/1976 FOR 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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$1,461,700	$963,310	$2,425,010	$2,271,450	
2021	$1,461,700	$963,310	$2,425,010	$2,064,960	
2020	$912,580	$964,660	$1,877,240	$1,877,240	

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,425,010	$2,425,010	$2,425,010	$2,425,010
Portability	0	0	0	0
Assessed/SOH	$2,271,450	$2,425,010	$2,271,450	$2,271,450
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 30	$2,271,450	$2,425,010	$2,271,450	$2,271,450
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
2/20/1998	QCD	$60,000	27882 / 364
7/1/1994	WD	$165,000	22412 / 734

Land Calculations

Price	Factor	Type
$8.00	182,712	SF
Adj. Bldg. S.F. (Card, Sketch)		10828
Eff./Act. Year Built: 1994/1955		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Not For Profit Corporation
PEMBROKE PARK CHURCH OF CHRIST, BROWARD COUNTY, INC.

Filing Information

Document Number	N93000000825
FEI/EIN Number	65-0394118
Date Filed	03/12/1993
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/22/2020

Principal Address

3707 S.W. 56 AVE.
PEMBROKE PARK, FL 33023

Mailing Address

3707 S.W. 56 AVE.
PEMBROKE PARK, FL 33023

Registered Agent Name & Address

BARNARD, LARRY D, Sr.
6007 Sandhill Crane Drive
Greenacres, FL 33415

Name Changed: 04/19/2016

Address Changed: 07/15/2018

Officer/Director Detail

Name & Address

Title P/D

FINCH, ROY
17201 N.W. 41ST AVE.
MIAMI, FL 33055

Title VP/D

WILLIAMS, HERBERT

2940 N.W. 174TH ST.
MIAMI, FL 33056

Title S/D

JOHNSON, JASPER
3420 SW 147 AVE
MIRAMAR, FL 33027

Title T/D

BARNARD, LARRY D, SR.
6007 Sandhill Crane Drive
Greenacres, FL 33415

Title D

ALEXANDER, LC
3800 NW 175 STREET
Miami Gardens, FL 33055

Annual Reports

Report Year	Filed Date
2020	03/22/2020
2021	02/08/2021
2022	01/30/2022

Document Images

01/30/2022 -- ANNUAL REPORT	View image in PDF format
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03/22/2020 -- REINSTATEMENT	View image in PDF format
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03/29/2014 -- ANNUAL REPORT	View image in PDF format
03/25/2013 -- ANNUAL REPORT	View image in PDF format
03/16/2012 -- ANNUAL REPORT	View image in PDF format
04/12/2011 -- ANNUAL REPORT	View image in PDF format
03/03/2010 -- ANNUAL REPORT	View image in PDF format
03/05/2009 -- Amendment	View image in PDF format
02/07/2009 -- ANNUAL REPORT	View image in PDF format
03/13/2008 -- ANNUAL REPORT	View image in PDF format
02/27/2007 -- ANNUAL REPORT	View image in PDF format
04/18/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format

08/25/2003 -- Amendment	View image in PDF format
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03/19/1997 -- ANNUAL REPORT	View image in PDF format
02/27/1996 -- ANNUAL REPORT	View image in PDF format
04/07/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC — CASE NO. 7174

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3707 SW 56 AVENUE, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3707 SW 56 AVENUE, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC AT 11:03 A.M. ON THE 6 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

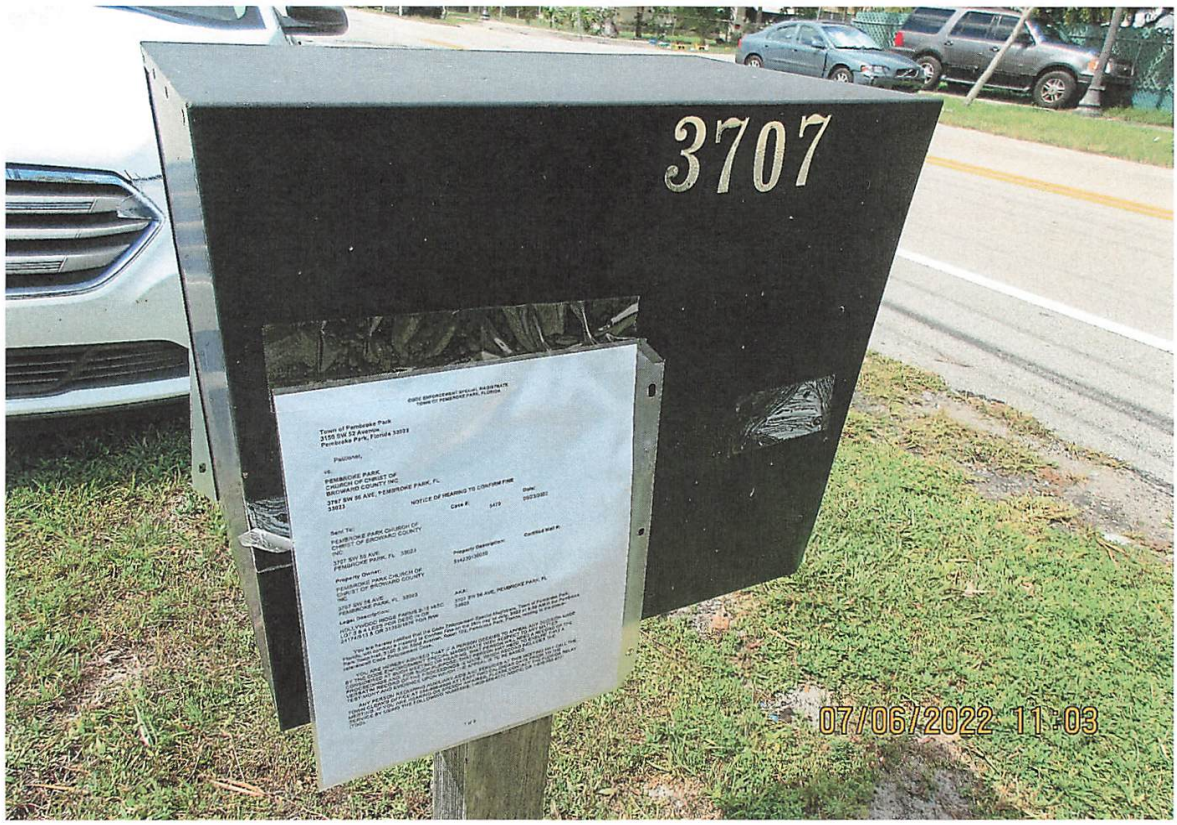
AFFIANT

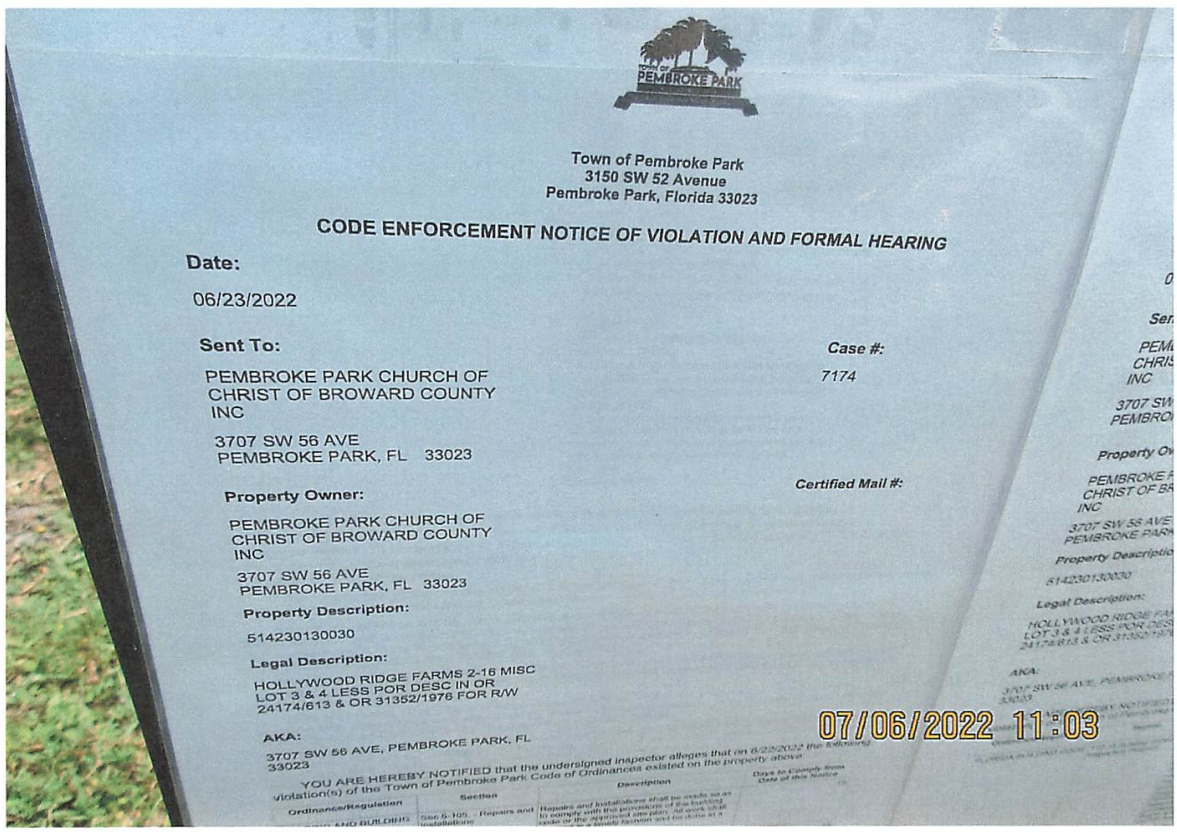
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [_] online notarization this 11 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


3707
07/06/2022 11:03


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
06/23/2022
Sent To:
PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC
3707 SW 56 AVE
PEMBROKE PARK, FL 33023
Case #:
7174
Certified Mail #:
Property Owner:
PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC
3707 SW 56 AVE
PEMBROKE PARK, FL 33023
Property Description:
514230130030
Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 3 & 4 LESS POR DESC IN OR 24174/613 & OR 31352/1976 FOR R/W
AKA:
3707 SW 56 AVE, PEMBROKE PARK, FL 33023
07/06/2022 11:03

07/06/2022 11:03

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/23/2022

Sent To:

PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC

3707 SW 56 AVE
PEMBROKE PARK, FL 33023

Case #:

7174

Property Owner:

PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC

3707 SW 56 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230130030

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 3 & 4 LESS POR DESC IN OR 24174/613 & OR 31352/1976 FOR R/W

AKA:

3707 SW 56 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/22/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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...	15

1. Trailer sign in front of property. Trailer signs are prohibited. Remove. Repeat violation.
2. Banner signs in front of property. Banner signs are prohibited. Remove. Repeat violation.
3. Expired Permit - Commercial A.C. Changeouts, Master Process # 83051 Permit # 177171-0 (Work without permit). Obtain new permit and complete all inspections.
4. 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, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

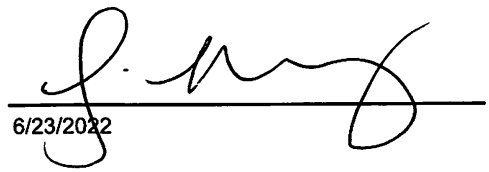
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



6/23/2022

Case Overview

Property/Incident Information

Owner	Address	Site Address
VENDETTI, DOMINIC DESROCHERS, SYLVIE ETAL	222 BOUL DE GAULLE LORRAINE QC, CA J6Z 4P3	131 E LAKE SHORE DR, PEMBROKE PARK, FL 33009 188

Legal Description

Case Status Open **Case #** 17050004 **Date Next Inspection** 7/20/2022

Notes Owner and/or tenant installed a new window and vinyl siding without a permit from the Building Department.

Double Permit Fee and a $150 Fine was assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/3/2017		Notice of Violation	Hand
11/21/2017	12/18/2017	Notice of Formal Hearing - Notice w/ NOV	Hand
12/28/2017	1/25/2018	Notice of Formal Hearing - Notice w/ NOV	Hand
1/30/2018	1/25/2018	Final Order	Certified Mail Regular Mail
4/2/2018	4/26/2018	Notice of Formal Hearing - Confirm Fine	Certified Mail Regular Mail
4/2/2018		Affidavit of Non-Compliance	Certified Mail Regular Mail
4/30/2018	4/26/2018	Supplemental Order/Claim of Lien	
4/30/2018	1/25/2018	Levied Fine	
7/17/2019		Affidavit of Compliance	Regular Mail
5/11/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Abate Fine	Certified Mail - 7/5/22 Posted to Property - 7/6/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		23,850.00
Admin Fixed		Admin Fixed		350.00

7021 1970 0000 4565 5134

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 $

MAY 13 2022 Postmark Here

Postage
$ 7.33

Total Postage and Fees
$

Sent To: VENDETTI, DOMINIC
Street and Apt. No.: DESROCHERS, SYLVIE ETAL
City, State, ZIP+4®: N.H.A.F #1031
131 E LAKE SHORE DRIVE #188,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

N.H.A.F #1031

Registered No. RF592956102US

Date Stamp

To Be Completed By Post Office

Postage $ $1.30	Extra Services & Fees (continued) ☐ Signature Confirmation $
Extra Services & Fees ☐ Registered Mail $ $17.15	☐ Signature Confirmation Restricted Delivery $
☐ Return Receipt (hardcopy) $ $4.75	Total Postage & Fees $ $23.20
☐ Return Receipt (electronic) $ $0.00	
☐ Restricted Delivery $ $0.00	
Customer Must Declare Full Value $0.00	Received by 05/16/2022

Domestic Insurance up to $50,000 is included based upon the **declared value**. International indemnity is limited. (See Reverse).

OFFICIAL USE

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

FROM:
3150 SW 52nd Ave
Pembroke Park, FL, 33023
Town Of Pembroke Park.

TO:
222 Boul De Gaulle *
Lorraine QC
CA J6Z 4P3
Vendetti, Dominic

PS Form **3806, Registered Mail Receipt** *Copy 1 - Customer*
April 2015, PSN 7530-02-000-9051 *(See Information on Reverse)*
For domestic delivery information, visit our website at *www.usps.com* ®

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:
VENDETTI, DOMINIC
DESROCHERS, SYLVIE ETAL
N.H.A.F #1031
131 E LAKE SHORE DRIVE #188,
PEMBROKE PARK, FL, 33009

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 ☐ No
If YES, enter delivery address below:

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

9590 9402 6921 1104 8093 26

2. Article Number (Transfer from service label) 7021 1970 0000 4565 5134

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

7021 1970 0000 4565 4632

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

Postmark Here

JOHN ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
BOYNTON BEACH FL
33437 USPS

Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A

VENDETTI, DOMINIC DESROCHERS,
SYLVIE ETAL
H.A.F #1031
131 E LAKE SHORE DRIVE #188,
PEMBROKE PARK, FL, 33009

Registered No. RE239726562US

Date Stamp 0310 07

To Be Completed By Post Office

Postage $ $1.30	Extra Services & Fees *(continued)*
Extra Services & Fees	☐ Signature Confirmation $
☐ Registered Mail $ $17.15	☐ Signature Confirmation Restricted Delivery $
☐ Return Receipt *(hardcopy)* $ $4.75	Total Postage & Fees $ $23.20
☐ Return Receipt *(electronic)* $ $0.00	
☐ Restricted Delivery $ $0.00	
Customer Must Declare Full Value $ $0.00	Received by 07/06/2022

POSTAL RETAIL STORE 33024 JUL - 6 2022 USPS

Domestic Insurance up to $50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

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

FROM: Town of Pembroke Park, PEMBROKE PINES, FL 33024
3150 SW 52nd Ave, Pembroke Park, FL, 33023

TO: Vendetti, Dominic Desrochers, Sylvie Etal
Canada
222 Boul De Gaulle *lorraine
QC CA J6Z 4P3

PS Form **3806, Registered Mail Receipt** Copy 1 - Customer
April 2015, PSN 7530-02-000-9051 *(See Information on Reverse)*
For domestic delivery information, visit our website at *www.usps.com®*

Completed by the office of origin *(A remplir par le bureau d'origine)*

☑ Letter *(Lettre)* ☐ Printed Matter *(Imprimé)* ☐ Other *(Autre)* ☑ Recorded Delivery *(Envoi à livraison attestée)* ☐ Express Mail International

☐ Insured Parcel *(Colis avec valeur déclarée)* Insured Value *(Valeur décla*

RE 800 685 510 US

Office of Mailing *(Bureau de dépôt)* Date of Posting *(Date de dépôt)* 2-2-18

Jacinthe Allard Majeau
15 4 IEMA Ave
*L'epiphanie QC, CA J5S 3
F.O. # 1031

Completed at destination. *(A compléter à destination.)*

This receipt must be signed by: (1) the addressee; or, (2) a person authorized to sign under the regulations of the country of destination; or, (3) if those regulations so provide, by the employee of the office of destination. This signed form will be returned to the sender by the first mail.
(Cet avis doit être signé par le destinataire ou par une personne y autorisée en vertu des règlements du pays de destination; ou, si ces règlements le comportent, par l'agent du bureau de destination, et renvoyé par le premier courrier directement à expéditeur.)

☒ The article mentioned above was duly delivered. *(L'envoi mentionné ci-dessus a été dûment livré.)* Date 23-02-2018

Signature of Addressee *(Signature du destinataire)* Office of Destination Employee Signature *(Signature de l'agent du bureau du destination)*

Postmark of the office of destination *(Timbre du bureau de destination)*

CANADA POSTES 27260 23 02 2018 BUREAU DE POSTE / POST OFFICE L'EPIPHANIE, QC J5X 3Y0

PS Form **2865,** February 1997 *(Reverse)*

HILLCREST
4429 HOLLYWOOD BLVD
HOLLYWOOD
FL
33021-9997
1139940307

02/02/2018 (800)275-8777 12:41 PM

Product Description	Sale Qty	Final Price
First-Class Intl Letter	1	$1.15
(International)		
(Canada)		
(Weight:0 Lb 0.50 Oz)		
Registered	1	$15.50
(Amount:$0.00)		
(USPS Registered Mail #)		
(RE800685510US)		
Return Receipt	1	$4.00
Affixed Postage	1	($20.65)
(Affixed Amount:$20.65)		
Total		$0.00

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Save this receipt as evidence of insurance. For information on filing an insurance claim go to https://www.usps.com/help/claims.htm.

Please visit www.usps.com(R) to complete International Mail customs forms online and to ship packages from your home or office using Click-N-Ship(R) service.

All sales final on stamps and postage
Refunds for guaranteed services only
Thank you for your business

HELP US SERVE YOU BETTER

TELL US ABOUT YOUR RECENT POSTAL EXPERIENCE

Go to:
https://postalexperience.com/Pos

840-5330-0217-003-00028-52473-02

or scan this code with your mobile device:

HILLCREST
4429 HOLLYWOOD BLVD
HOLLYWOOD
FL
33021-9997
1139940307

04/03/2018 (800)275-8777 4:11 PM

Product Description	Sale Qty	Final Price
First-Class Intl Letter	1	$1.15
(International)		
(Canada)		
(Weight:0 Lb 0.80 Oz)		
Registered	1	$15.50
(Amount:$0.00)		
(USPS Registered Mail #)		
(RE079395302US)		
Return Receipt	1	$4.00
Affixed Postage	1	($20.65)
(Affixed Amount:$20.65)		
Total		$0.00

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Save this receipt as evidence of insurance. For information on filing an insurance claim go to https://www.usps.com/help/claims.htm.

Please visit www.usps.com(R) to complete International Mail customs forms online and to ship packages from your home or office using Click-N-Ship(R) service.

All sales final on stamps and postage
Refunds for guaranteed services only
Thank you for your business

HELP US SERVE YOU BETTER

TELL US ABOUT YOUR RECENT POSTAL EXPERIENCE

Go to:
https://postalexperience.com/Pos

840-5330-0217-002-00023-83217-02

or scan this code with your mobile device:

Registered No. RE129166582US

Date Stamp 0009 17

To Be Completed By Post Office

Postage $ 1.15 $1.15

Extra Services & Fees
- ☑ Registered Mail $ 14.95 $14.95
- ☑ Return Receipt (hardcopy) $ 3.85 $3.85
- ☐ Return Receipt (electronic) $ $0.00 $0.00
- ☐ Restricted Delivery $ $0.00

Extra Services & Fees (continued)
- ☐ Signature Confirmation $
- ☐ Signature Confirmation Restricted Delivery $

Total Postage & Fees $ 19.95 $19.95

Customer Must Declare Full Value $ 19.95 $0.00

Received by 12/07/2017

Domestic Insurance up to $50,000 is included based upon the **declared value**. International Indemnity is limited. (See Reverse).

DEC 17 2017 HALLANDALE BEACH FL 33009

OFFICIAL USE

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

FROM: HALLANDALE BEACH, FL 33009
Town of Pembroke Park
Dept of Code Enforcement
3150 SW 52nd Ave, Pembroke Park, FL 33023

TO: Jacinthe Allard Majeau
15 4 IEMA Ave
L'epiphanie QC, CA J5S 3
Canada

PS Form **3806, Registered Mail Receipt** Copy 1 - Customer
April 2015, PSN 7530-02-000-9051 (See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com ®

Registered No. RE079395302US

Date Stamp 0307 13

To Be Completed By Post Office

Postage $ 1.15 $1.15

Extra Services & Fees
- ☑ Registered Mail $ 15.50 $15.50
- ☑ Return Receipt (hardcopy) $ 4.00 $4.00
- ☐ Return Receipt (electronic) $ $0.00 $0.00
- ☐ Restricted Delivery $ $0.00

Extra Services & Fees (continued)
- ☐ Signature Confirmation $
- ☐ Signature Confirmation Restricted Delivery $

Total Postage & Fees $ $20.65

Customer Must Declare Full Value $ 20.65 $0.00

Received by 04/03/2018

Domestic Insurance up to $50,000 is included based upon the **declared value**. International Indemnity is limited. (See Reverse).

APR 3 2018 USPS HILLCREST POSTAL STORE

OFFICIAL USE

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

FROM: HOLLYWOOD, FL 33021
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

TO: Jacinthe Allard Majeau
15 4 IEMA Ave
Canada
*L'epiphanie QC, CA J5S 3
HCF #1031

PS Form **3806, Registered Mail Receipt** Copy 1 - Customer
April 2015, PSN 7530-02-000-9051 (See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com ®

HILLCREST
4429 HOLLYWOOD BLVD
HOLLYWOOD
FL
33021-9997
1139940307
04/05/2018 (800)275-8777 12:40 PM

Product Description	Sale Qty	Final Price
First-Class Intl Letter (International) (Canada) (Weight:0 Lb 0.80 Oz)	1	$1.15
Registered (Amount:$0.00) (USPS Registered Mail #) (RE079395347US)	1	$15.50
Return Receipt	1	$4.00
Affixed Postage (Affixed Amount:$20.65)	1	($20.65)
Total		$0.00

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Save this receipt as evidence of insurance. For information on filing an insurance claim go to https://www.usps.com/help/claims.htm.

Please visit www.usps.com(R) to complete International Mail customs forms online and to ship packages from your home or office using Click-N-Ship(R) service.

All sales final on stamps and postage
Refunds for guaranteed services only
Thank you for your business

HELP US SERVE YOU BETTER

TELL US ABOUT YOUR RECENT POSTAL EXPERIENCE

Go to:
https://postalexperience.com/Pos

840-5330-0217-002-00023-88929-02

or scan this code with your mobile device:

or call 1-800-410-7420.

YOUR OPINION COUNTS

Registered No. RE079395347US

Date Stamp 0307 13

Postage $ $2529	Extra Services & Fees (continued) ☐ Signature Confirmation $ ☐ Signature Confirmation Restricted Delivery $
Extra Services & Fees ☑ Registered Mail $ $15.50 ☑ Return Receipt (hardcopy) $ $4.00 ☐ Return Receipt (electronic) $ $0.00 ☐ Restricted Delivery $ $0.00	Total Postage & Fees $ $20.76
Customer Must Declare Full Value $0.00	Received by 04/05/2018

Domestic Insurance up to $50,000 is included based upon the **declared value**. International Indemnity is limited. (See Reverse).

OFFICIAL USE

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

FROM: HOLLYWOOD, FL 33021
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

TO: Jacinthe Allard Majeau
154 IEMA Ave
*L'epiphanie QC, CA J5S 3
HCF #1031

PS Form **3806, Registered Mail Receipt** Copy 1 - Customer
April 2015, PSN 7530-02-000-9051 (See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com®

Registered No. RE095854483US

Date Stamp 0120 75

Postage $ 1.15 $1.15	Extra Services & Fees (continued) ☐ Signature Confirmation $ ☐ Signature Confirmation Restricted Delivery $
Extra Services & Fees ☑ Registered Mail $ $15.50 ☑ Return Receipt (hardcopy) $ 4.00 $4.00 ☐ Return Receipt (electronic) $ $0.00 $0.00 ☐ Restricted Delivery $	Total Postage & Fees $ 20.65
Customer Must Declare Full Value $0.00	Received by 05/10/2018

Domestic Insurance up to $50,000 is included based upon the **declared value**. International Indemnity is limited. (See Reverse).

OFFICIAL USE

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

FROM: MIAMI, FL 33169
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

TO: Jacinthe Allard Majeau
15 4 IEMA Ave
*L'epiphanie QC, CA J5S 3
S.O.C.L #1031

PS Form **3806, Registered Mail Receipt** Copy 1 - Customer
April 2015, PSN 7530-02-000-9051 (See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com®

HALLANDALE
500 S FEDERAL HWY
HALLANDALE BEACH
FL
33009-9998
1137200009
12/07/2017 (800)275-8777 12:45 PM

Product Description	Sale Qty	Final Price
First-Class Intl Letter (International) (Canada) (Weight:0 Lb 0.50 Oz)	1	$1.15
Registered (Amount:$0.00) (USPS Registered Mail #) (RF129166582US)	1	$14.95
Return Receipt	1	$3.85
Affixed Postage (Affixed Amount:$19.95)	1	($19.95)
Total		$0.00

****
BRIGHTEN SOMEONE'S MAILBOX. Greeting cards available for purchase at select Post Offices.
****

Track, hurry2. Self-service kiosks offer forms online and to ship packages from your home or office using Click-N-Ship(R) service.

All sales final on stamps and postage
Refunds for guaranteed services only
Thank you for your business

HELP US SERVE YOU BETTER

TELL US ABOUT YOUR RECENT POSTAL EXPERIENCE

Go to:
https://postalexperience.com/Pos

840-5330-0004-004-00010-86935-02

or scan this code with your mobile device:

or cali 7420.

Registered No. RE800685510US

Date Stamp 0307 16

Postage $ 1.15	Extra Services & Fees (continued) ☐ Signature Confirmation $ ☐ Signature Confirmation Restricted Delivery $
Extra Services & Fees ☐ Registered Mail $ $15.50 ☐ Return Receipt (hardcopy) $ $4.00 ☐ Return Receipt (electronic) $ $0.00 ☐ Restricted Delivery $ $0.00	Total Postage & Fees $ $20.65
Customer Must Declare Full Value $0.00 $ 20.65	Received by 02/02/2018

Hillcrest Postal FEB 2 2018 FL 2021

Domestic Insurance up to $50,000 is included based upon the **declared value**. International Indemnity is limited. (See Reverse).

OFFICIAL USE

HOLLYWOOD, FL 33021

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

FROM: Town of Pembroke Park
3150 SW 52nd AVE
Pembroke Park, FL 33023

TO: Canada Jacinthe Allard Majeau
15 4 IEME Ave
to L'epiphanie QC, CA J5S 3

PS Form **3806, Registered Mail Receipt** *Copy 1 - Customer*
April 2015, PSN 7530-02-000-9051 *(See Information on Reverse)*
For domestic delivery information, visit our website at www.usps.com®

Registered No. RF129166675US

Date Stamp 0009 5

Postage $ $1.15	Extra Services & Fees (continued) ☐ Signature Confirmation $ ☐ Signature Confirmation Restricted Delivery $
Extra Services & Fees ☐ Registered Mail $ $14.95 ☐ Return Receipt (hardcopy) $ $3.85 ☐ Return Receipt (electronic) $ $0.00 ☐ Restricted Delivery $ $0.00	Total Postage & Fees $ $19.95
Customer Must Declare Full Value $0.00 $	Received by 01/03/2018

HALLANDALE FL JAN 03 2018 USPS

Domestic Insurance up to $50,000 is included based upon the **declared value**. International Indemnity is limited. (See Reverse).

OFFICIAL USE

HALLANDALE BEACH, FL 33009

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

FROM: Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023
Attn: Code Enforcement #1031

TO: Jacinthe Allard Majeau
15 4 IEME AVE
Canada
L'EPIPHANIE QC, CANADA
J5S 3

PS Form **3806, Registered Mail Receipt** *Copy 1 - Customer*
April 2015, PSN 7530-02-000-9051 *(See Information on Reverse)*
For domestic delivery information, visit our website at www.usps.com®

HALLANDALE
500 S FEDERAL HWY
HALLANDALE BEACH
FL
33009-9998
1137200009
01/03/2018 (800)275-8777 3:19 PM

Product Description	Sale Qty	Final Price
First-Class Intl Letter (International) (Canada) (Weight:0 Lb 0.80 Oz)	1	$1.15
Registered (Amount:$0.00) (USPS Registered Mail #) (RF129166675US)	1	$14.95
Return Receipt	1	$3.85
Affixed Postage (Affixed Amount:$19.95)	1	($19.95)
Total		$0.00

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Save this receipt as evidence of insurance. For information on filing an insurance claim go to https://www.usps.com/help/claims.htm.

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Refunds for guaranteed services only
Thank you for your business

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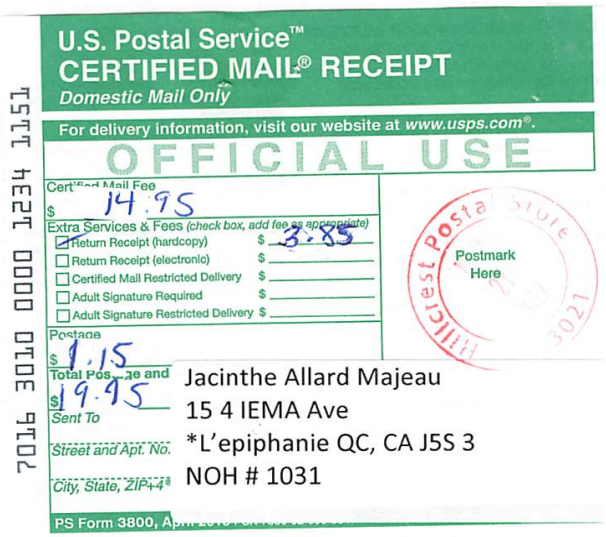
https://postalexperience.com/Pos

840-5330-0004-004-00011-59850-02

or scan this code with your mobile device:

or call 1-800-410-7420.

YOUR



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

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OFFICIAL USE

Certified Mail Fee $ 14.95
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ 3.85
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 1.15
Total Postage and Fees $ 19.95
Sent To Jacinthe Allard Majeau
Street and Apt. No. 15 4 IEMA Ave
City, State, ZIP+4® *L'epiphanie QC, CA J5S 3
NOH # 1031

Postmark Here

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

7016 3010 0000 1234 1151

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

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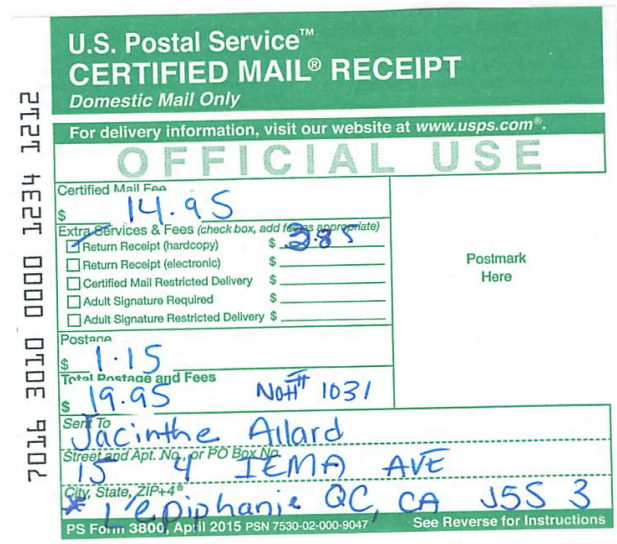
OFFICIAL USE

Certified Mail Fee $ 3.35
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ 2.75
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 0.46
Total Postage and $ 6.56
Sent To Jacinthe Allard Majeau
Street and Apt. No. 131 E Lake Shore Drive #188
City, State, ZIP+4® Pembroke Park, FL 33009
NOH # 1031

Postmark Here

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

7016 3010 0000 1234 1144



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

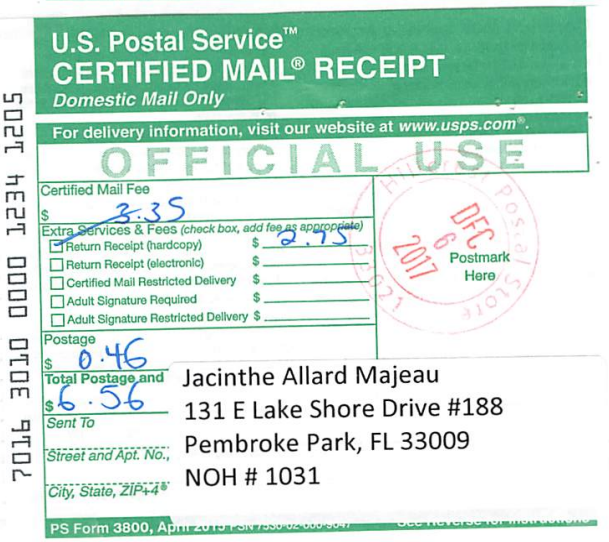
OFFICIAL USE

Certified Mail Fee $ 14.95
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ 3.85
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 1.15
Total Postage and Fees $ 19.95 NOH # 1031
Sent To Jacinthe Allard
Street and Apt. No., or PO Box No. 15 4 IEMA AVE
City, State, ZIP+4® *L'epiphanie QC, CA J5S 3

Postmark Here

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

7016 3010 0000 1234 1212



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

Certified Mail Fee $ 3.35
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ 2.75
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 0.46
Total Postage and $ 6.56
Sent To Jacinthe Allard Majeau
Street and Apt. No., 131 E Lake Shore Drive #188
City, State, ZIP+4® Pembroke Park, FL 33009
NOH # 1031

Postmark Here

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

7016 3010 0000 1234 1205

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OFFICIAL USE

Certified Mail Fee $ 3.35
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ 2.75
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 0.46
Total Postage and $ 6.56
Sent To Jacinthe Allard Majeau
Street and Apt. No. 131 E Lake Shore Drive #188
City, State, ZIP+4® Pembroke Park, FL 33009
NOH # 1031

Postmark Here

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

7016 3010 0000 1234 1304

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

OFFICIAL USE

Certified Mail Fee $ 3.45
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ 2.75
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 0.47
Total Postage an $ 6.67
Sent To Jacinthe Allard Majeau
Street and Apt. N 131 E Lake Shore Drive, #188
City, State, ZIP+ Pembroke Park, FL 33009
S.O.C.L #1031

Postmark Here

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

7016 3010 0000 1234 5890

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	131 E LAKE SHORE DRIVE #188, PEMBROKE PARK FL 33009
Property Owner	VENDETTI, DOMINIC DESROCHERS, SYLVIE ETAL
Mailing Address	222 BOUL DE GAULLE *LORRAINE QC CA J6Z 4P3

ID #	5142 29 NN 4160
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 188

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$60,000	$226,460	$286,460	$286,460	
2021	$60,000	$201,220	$261,220	$261,220	$5,617.44
2020	$60,000	$178,340	$238,340	$238,340	$5,143.82

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$286,460	$286,460	$286,460	$286,460
Portability	0	0	0	0
Assessed/SOH	$286,460	$286,460	$286,460	$286,460
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	$286,460	$286,460	$286,460	$286,460

Sales History

Date	Type	Price	Book/Page or CIN
9/16/2019	CPT-Q	$240,000	116065964
12/23/2014	CPT-Q	$275,000	112726725
3/14/2014	CPT-T	$100	112164607
4/2/2013	CPT-Q	$100,000	111437847
3/13/2013	CPT-T	$100	111385728

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		1536
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 2015/2014		

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.)

)

VENDETTI, DOMINIC CASE NO. 1031
DESROCHERS, SYLVIE ETAL

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 131 E LAKE SHORE DRIVE #188, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 131 E LAKE SHORE DRIVE #188, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: VENDETTI, DOMINIC DESROCHERS, SYLVIE ETAL AT 11:41 A.M. ON THE 6 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [√] physical presence or [_] online notarization this 6 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

VENDETTI, DOMINIC
DESROCHERS, SYLVIE
ETAL

131 E LAKE SHORE DR, PEMBROKE PARK, FL 33009 188

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
VENDETTI, DOMINIC DESROCHERS, SYLVIE ETAL 222 BOUL DE GAULLE LORRAINE QC, CA J6Z 4P3	1031	07/05/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
VENDETTI, DOMINIC DESROCHERS, SYLVIE ETAL 222 BOUL DE GAULLE LORRAINE QC, CA J6Z 4P3	514229NN4160	
Legal Description:	**AKA:**	
PARK LAKE INC CO-OP LOT 188	131 E LAKE SHORE DR, PEMBROKE PARK, FL 33009 188	

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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **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 [illegible] FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A [illegible] IS MADE, WHICH RECORD INCLUDES THE [illegible] ON WHICH THE APPEAL IS TO BE BASED.

07/06/2022 11:41

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

VENDETTI, DOMINIC
DESROCHERS, SYLVIE
ETAL

131 E LAKE SHORE DR, PEMBROKE PARK, FL 33009 188

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
VENDETTI, DOMINIC DESROCHERS, SYLVIE ETAL 222 BOUL DE GAULLE LORRAINE QC, CA J6Z 4P3	1031	07/05/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
VENDETTI, DOMINIC DESROCHERS, SYLVIE ETAL 222 BOUL DE GAULLE LORRAINE QC, CA J6Z 4P3	514229NN4160	

Legal Description:	**AKA:**
PARK LAKE INC CO-OP LOT 188	131 E LAKE SHORE DR, PEMBROKE PARK, FL 33009 188

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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **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 Lake, Inc.
OWNERS AND OPERATORS OF PARK LAKE ESTATES
3184 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL
33009
TEL (954) 981-3500 • FAX (954) 981-3753
info@parklakeinc.com
www.parklakeinc.com

July 5, 2022

Re: case #1031. 131 East Lake Shore Drive, Pembroke Park, FL 33009

To the Special Magistrate,

My name is Bertrand Saysset and I have been authorized by Mr. Dominic Vendetti to represent him regarding case #1031.

I am hereby requesting a hearing in front of the Special Magistrate for abatement of fines for the following reasons:

The construction work was done by the previous owner and Mr. Vendetti made sure all the permits were closed and approved by the Town of Pembroke Park before purchasing the house. He was not aware that there was an outstanding issue between the previous owner and the Town of Pembroke Park and he never received any kind of communication between April 2018 and June 2022.

It is also important to note that the previous owner was not able to act because of a serious illness threatening his life in 2017 and 2018. The previous owners were informed of the issue with the Town when he came in Florida in 2019 and moved promptly to resolve that issue.

The construction work in question involved the removal of a small wall on the East side of the patio and most likely cost less than $3,000. Mr. Vendetti was able to prove that the living room windows, that were originally part of the complaint, had come with the house and had not been installed after the fact.

We are hoping you can see that Mr. Vendetti acted on good faith and is doing all he can to resolve that matter.

Please do not hesitate to contact me should you need further information.

I would like to thank you for your time and understanding.

Sincerely

Bertrand Saysset
Park Lake Estates
General Manager

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

VENDETTI, DOMINIC
DESROCHERS, SYLVIE
ETAL

131 E LAKE SHORE DR, PEMBROKE PARK, FL 33009 188

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
VENDETTI, DOMINIC DESROCHERS, SYLVIE ETAL 222 BOUL DE GAULLE LORRAINE QC, CA J6Z 4P3	1031	05/11/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
VENDETTI, DOMINIC DESROCHERS, SYLVIE ETAL 222 BOUL DE GAULLE LORRAINE QC, CA J6Z 4P3	514229NN4160	

Legal Description:	**AKA:**
PARK LAKE INC CO-OP LOT 188	131 E LAKE SHORE DR, PEMBROKE PARK, FL 33009 188

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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

Instr# 117625205 , Page 1 of 2, Recorded 09/30/2021 at 10:59 AM
Broward County Commission

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Case No.: 1031

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,
vs.

JACINTHE ALLARD MAJEAU

Respondent(s)

SUPPLEMENTAL ORDER/CLAIM OF LIEN

STREET ADDRESS: JACINTHE ALLARD MAJEAU – 131 E LAKESHORE DRIVE, PEMBROKE PARK FL 33009

PROPERTY OWNER: JACINTHE ALLARD MAJEAU – 15 4 IEME AVE *L'EPIPHANIE, QC, CA J5S 3S9

A Hearing to Confirm Fine was held before the Code Enforcement Board (Board) on April 26, 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 January 25th, 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 SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on January 25th, 2018, or a levied fine of $250.00 (TWO HUNDRED AND FIFTY 00/100 DOLLARS) and $50.00 (FIFTY AND 00/100 DOLLARS) 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 $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 January 25th, 2018. The Board considered the circumstances relating to this case and confirmed fine of $1,900.00 (ONE THOUSAND NINE 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:
   PARK LAKE INC LOT 188

Done and ordered this 26th day of APRIL, 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 26th day of April, 2018.

Notary Public, State of Florida at Large
My commission expires:

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # FF 988869
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.

JACINTHE ALLARD MAJEAU

Respondent(s)

Case No.: 1031

FINAL ORDER

STREET ADDRESS: JACINTHE ALLARD MAJEAU - 131 E LAKE SHORE DRIVE #188, PEMBROKE PARK, FL 33009
PROPERTY OWNER: JACINTHE ALLARD MAJEAU - 15 4 IEME AVE *L'EPIPHANIE, QC, CA J5S 3S9

LEGAL DESCRIPTION: PARK LAKE INC LOT 188

The Code Enforcement Board heard testimony at the Formal Hearing held the 25th day of January 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 SIXTY(60) DAYS FROM THE DATE OF THIS FORMAL HEARING held this 25th day of January 2018. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay a levied fine of TWO HUNDRED FIFTY DOLLARS ($250.00) AND 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 25th day of January 2018.

MR. EDWARD MALEY, VICE CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:

NATASHA JOSEPH, BOARD CLERK
CODE ENFORCEMENT BOARD

INVOICE

DATE: July 7, 2022
INVOICE # 430
FOR:

Case # 1031
VENDETTI, DOMINIC
DESROCHERS, SYLVIE ETAL
131 E LAKE SHORE DR,
PEMBROKE PARK, FL, 33009

VENDETTI, DOMINIC
DESROCHERS, SYLVIE ETAL
222 BOUL DE GAULLE
*LORRAINE
QC CA J6Z 4P3

	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Code Section 5-105		
	Final Order 01/25/2018		
	Admin Fee	$ 100.00	$ 100.00
477	Day(s) of Per Diem from (03/27/2018-07/17/2019)	$ 50.00	$ 23,850.00
1	Levied Fine	$ 250.00	$ 250.00
1	Recorded Lien Fee	$ 18.50	$ 18.50
	Town's Motion To Abate Per Diem Fine 90%		**$ 2,385.00**
	2,385.00 + 250.00 + 18.50 + 100.00		**$ 2,753.50**
		Balance	$ 24,218.50

THANK YOU FOR YOUR BUSINESS!

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** 7/20/2022

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	/ Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Extension of Time	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	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
7/22/2021	7/20/2021	Supplemental Order/Claim of Lien	Certified Mail
5/11/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
5/26/2022		Affidavit of Compliance	Regular Mail
7/1/2022	7/20/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 7/7/22 Certified Mail 7/1/2022

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: 7/20/2022

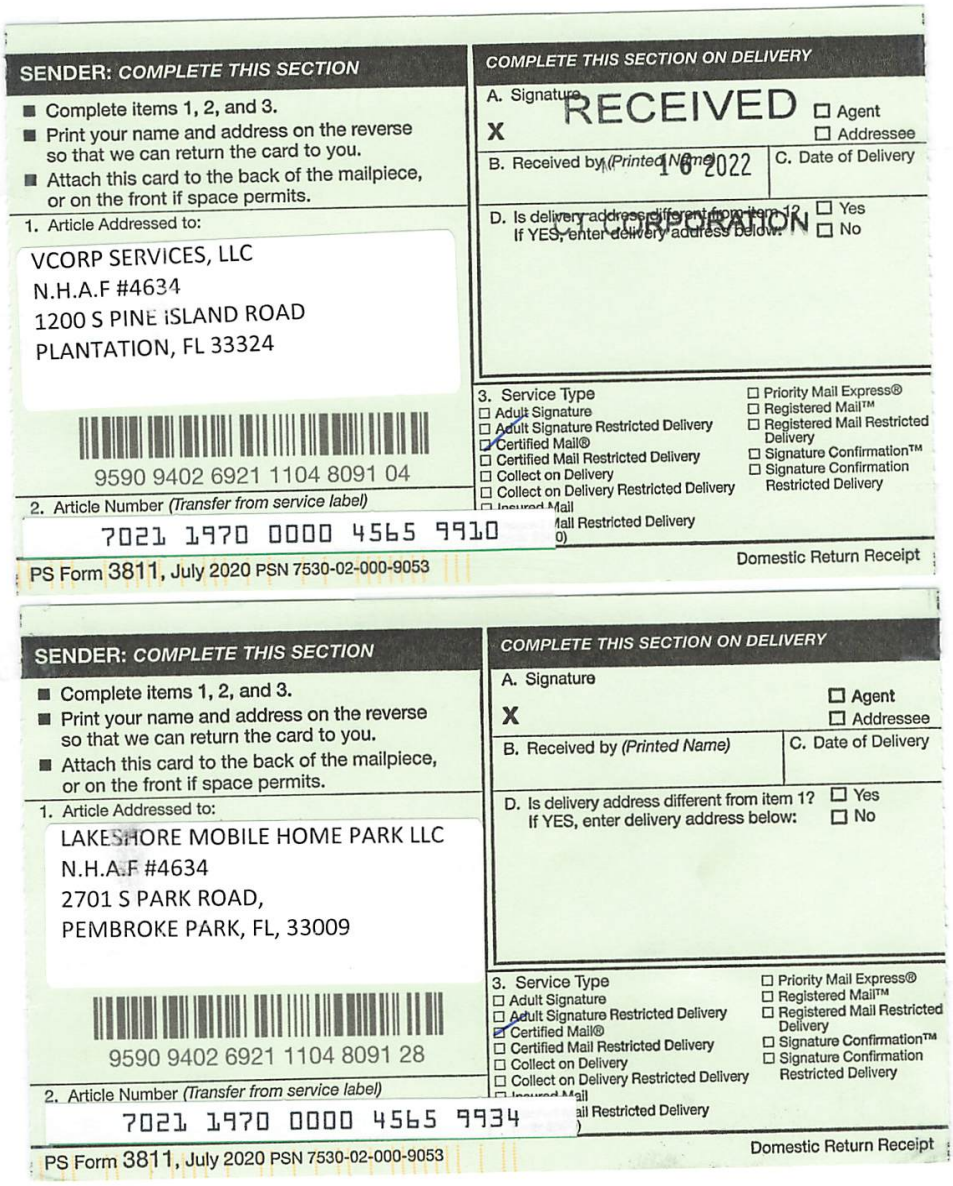
Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$41,450.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	$41,550.00

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	$41,550.00



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:

VCORP SERVICES, LLC
N.H.A.F #4634
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 6921 1104 8091 04

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 9910

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED Agent / Addressee

B. Received by *(Printed Name)* 16 2022 C. Date of Delivery

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

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:

LAKESHORE MOBILE HOME PARK LLC
N.H.A.F #4634
2701 S PARK ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8091 28

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 9934

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 / No
If YES, enter delivery address below:

3. Service Type
- Adult Signature
- Adult Signature Restricted Delivery
- ☑ Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- 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

7021 1970 0000 4565 4472

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$

Sent To LAKESHORE MOBILE HOME PARK LLC
Street and Apt. No., N.H.A.F #4634
City, State, ZIP+4® 2701 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

UNIVERSITY POSTAL RETAIL STORE 33024 JUL - 1 2022 USPS
Postmark Here

7021 1970 0000 4565 4465

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$

Sent To VCORP SERVICES, LLC
Street and Apt. No N.H.A.F #4634
City, State, ZIP+4 1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

PS Form 3800, A

UNIVERSITY POSTAL RETAIL STORE 33024 JUL - 1 2022 USPS
Postmark Here

7021 1970 0000 4565 4458

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 F
$

Sent To LAKESHORE MOBILE HOME PARK LLC
Street and Apt. No., N.H.A.F #4634
City, State, ZIP+4® 6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI, 48301

PS Form 3800, Ap

UNIVERSITY POSTAL RETAIL STORE 33024 JUL - 1 2022 USPS
Postmark Here

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
N.H.A.F #4634
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI, 48301

9590 9402 6921 1104 9869 28

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 4458

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

Mail
Mail Restricted Delivery
00)

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and
$

Sent To VCORP SERVICES, LLC

Street and Apt. No. N.H.A.F #4634

City, State, ZIP+4® 1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

PS Form 3800, A

USPS HILLCREST POSTAL STORE HOLLYWOOD 33021

MAY 13 2022

Postmark Here

7021 1970 0000 4565 9910

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and
$

Sent To LAKESHORE MOBILE HOME PARK LLC

Street and Apt. No., N.H.A.F #4634
6400 TELEGRAPH RD #2000

City, State, ZIP+4® BLOOMFIELD TOWNSHIP, MI, 48301

PS Form 3800, A

USPS HILLCREST POSTAL STORE HOLLYWOOD 33021

MAY 13 2022

Postmark Here

7021 1970 0000 4565 9927

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
$ 7.33

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

Postage
$

Total Postage ar
$

Sent To LAKESHORE MOBILE HOME PARK LLC

Street and Apt. N N.H.A.F #4634
2701 S PARK ROAD,

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

PS Form 3800,

MAY 13 2022

Postmark Here

7021 1970 0000 4565 9934

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28-03

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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$2,765,790	$217,900	$2,983,690	$2,628,390	
2021	$2,499,060	$217,900	$2,716,960	$2,389,450	$53,500.56
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,983,690	$2,983,690	$2,983,690	$2,983,690
Portability	0	0	0	0
Assessed/SOH	$2,628,390	$2,983,690	$2,628,390	$2,628,390
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	$2,628,390	$2,983,690	$2,628,390	$2,628,390

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
$7.75	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

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
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

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
2020	01/23/2020
2021	01/11/2021
2022	01/25/2022

Document Images

01/25/2022 -- ANNUAL REPORT	View image in PDF format
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
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
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

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: 2701 S PARK ROAD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2701 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC AT 10:08 A.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

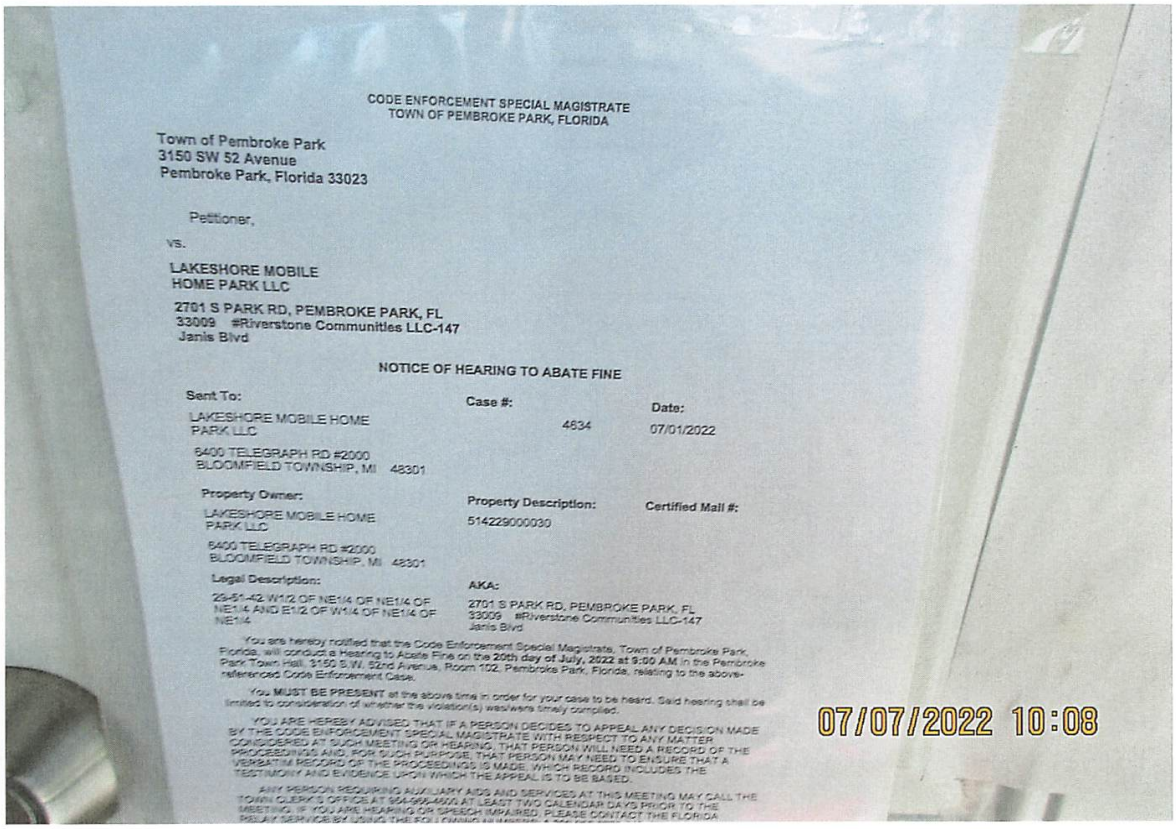
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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 ABATE FINE

Sent To:	Case #:	Date:
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	4634	07/01/2022

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

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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **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

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 ABATE FINE

Sent To:	**Case #:**	**Date:**
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	4634	07/01/2022

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

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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 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 Fax

BUILDING PERMIT APPLICATION

Inkforce 94585

2111389
PERMIT NO.
ZON-94585
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: LAKESHORE MOBILE HOME PARK, LLC					
JOB ADDRESS: 147 JANIS BLVD					
OWNER NAME: LAKESHORE MOBILE HOME PARK LLC					
OWNER ADDRESS: 6400 TELEGRAPH RD #2000					
CITY: BLOOMFIELD TOWNSHIP					
PHONE: 9549956220	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: 0	BLOCK: 0	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000030		SUBDIVISION: LAKESHORE 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: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: demo mobile home & illegal addition					
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: 2111389-0 **Job Address:** 147 JANIS BLVD

Job Name: LAKESHORE MOBILE HOME PARK, LLC

Permit Status: Permit Complete

Permit Issued Date:12/15/2021 8:21:29 AM

Submitted Into Plan Review Date:11/12/2021 4:32:54 PM

Application Date: 11/8/2021 11:56:08 AM

Difference Between Application to PlanReview: 4 Day(s)

Difference Between PlanReview to Permit Issued: 33 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	11/15/2021 7:16:23 AM
PLUMBING	Approved	11/15/2021 2:17:20 AM
STRUCTURAL	Approved	12/6/2021 8:05:07 AM
ZONING	Approved	11/17/2021 3:49:54 PM

R203 Permit Messages For Permit (2111389-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
103532	Demolition	4/28/2022	Pass
104690	Final Building Inspection	5/31/2022	Pass
Electrical Inspection			
103721	Final Electrical	5/6/2022	Pass
Plumbing Inspection			
104476	Final Plumbing	5/26/2022	Pass
104688	Sewer Connection	5/26/2022	Pass
Zoning Inspection			
104271	Final Zoning	5/19/2022	Pass

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 AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	4634	05/11/2022

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

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Towns request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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

Instr# 117622019 , Page 1 of 4, Recorded 09/29/2021 at 11:56 AM
Broward County Commission

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**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on January 23, 2020. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 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

1. The Special Magistrate entered a Final Order on January 23, 2020, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on January 23, 2020, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on January 23, 2020. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$21,600.00** (TWENTY ONE THOUSAND AND SIX HUNDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

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

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and 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:

July 20th, 2021

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.

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:

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

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 12, 2022
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
829	Day(s) of Per Diem from (02/22/20-05/31/22)	$ 50.00	$ 41,450.00
84	**Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)**	$ (50.00)	$ (4,200.00)
1	Recorded Lien Fee	$ 38.50	$ 38.50
	Town's Motion To Abate Per Diem Fine 85%		**$ 5,587.50**
	5,587.50 + 100.00 + 38.50 =		**$ 5,726.00**
		Balance	$ 37,388.50

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
Ever Argueta	107 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Ever Argueta - 107 David Drive

Legal Description

Case Status Closed **Case #** 4793

Notes addition/alteration to mobile home; shed; multiple doors; multiple wall A/C's; windows; Deck; washer/dryer installed without proper permits.
Mobile Home owner will need to verify with building permits or obtain building permits for mobile home

Double Permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/4/2019		Notice of Violation	Hand
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/28/2021	4/13/2021	Final Order	Certified Mail
6/1/2022		Affidavit of Compliance	Regular Mail
7/13/2022	7/20/2022	Notice of Formal Hearing - Abate Fine	Certified Mail 7/14/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	6/1/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	6/1/2022	$19,200.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$19,300.00**

Payments

Date	Payment Type Name	Amount

7021 1970 0000 4565 6186

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 Fees
$

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

PS Form 3800, Apr

USPS HILLCREST POSTAL STORE
JUL 14 2022
HOLLYWOOD, FL 33021

Postmark Here

EVER ARGUETA
H.A.F #4793
107 DAVID DRIVE,
PEMBROKE PARK, FL, 33009

7021 1970 0000 4565 6193

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 Fees
$

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

PS Form 3800,

USPS HILLCREST POSTAL STORE
JUL 14 2022
HOLLYWOOD, FL 33021

Postmark Here

LAKESHORE MOBILE HOME PARK
H.A.F #4793
2701 S PARK RD,
PEMBROKE PARK, FL, 33009

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28-03

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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$2,765,790	$217,900	$2,983,690	$2,628,390	
2021	$2,499,060	$217,900	$2,716,960	$2,389,450	$53,500.56
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,983,690	$2,983,690	$2,983,690	$2,983,690
Portability	0	0	0	0
Assessed/SOH	$2,628,390	$2,983,690	$2,628,390	$2,628,390
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	$2,628,390	$2,983,690	$2,628,390	$2,628,390

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
$7.75	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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Ever Argueta

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Ever Argueta - 107 David Drive

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
Ever Argueta 107 David Drive Pembroke Park, FL 33009	4793	07/13/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
Ever Argueta 107 David Drive Pembroke Park, FL 33009	514229000030	

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Ever Argueta - 107 David Drive

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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **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.

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Sincerely,

Joseline Ramirez

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

Mario Argueta
107 David Drive
Pembroke Park, FL 33009

RE: Case #4793

Your Honor,

The reason for this letter is to explain my case.

When I bought this property in 2016, it had three bedrooms and one bathroom. I completed the entire process with the Homeowners Association and the property had no violations with the city. I also completed the process with the DMV and, again, there were no violations with the city. That is why I was very surprised to be notified, in 2019, that the property had violations.

Then, in November 2021, I suffered an accident on the property, as part of it caught fire, and we unfortunately could no longer live in it. My family, which consists of my wife and four children, were left homeless.

Subsequently, I paid a contractor/professional to make new plans and to fix all the violations with the city in order to get everything up to code. Unbeknownst to me, the contractor proceeded without the corresponding permits from the city that he assured me he obtained. I trusted the contractor because he insisted, on several occasions, that he was properly working on my case with the city. However, when several months passed and no progress was made, I began to suspect that he not properly doing his job. Therefore, I went to the city to inquire and it was then that I found out that the contractor had been lying to me the entire time. Unfortunately, I found out that he had never gone to the city to obtain the required permits, which left me with the excessive fine in question.

I spoke directly with the city, and they told me that the only solution to stop the fines was to demolish the property. I obtained the necessary permits and approval from the city and proceeded to do so. The demolition was also supervised by the city. By demolishing our little house, we lost all our savings and everything we had invested in it.

Now, I respectfully come to ask/beg that you please forgive the fines. I have to pay rent for my family and a storage where I put our belongings in, and we do not have any money left over after losing everything.

Sincerely,
Mario Argueta

954 559 0688

Angelinagarcia595@gmail.com.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA. Petitioner.	)	Case No.: 4793
vs.	)	
EVER ARGUETA Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 107 DAVID DRIVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK, 2701 S. PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 28-272. 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; 28-272 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

WITNESS my hand and official in the County and State aforesaid this date:

April 27th, 2021.

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

Notary Public, state of Florida
Clerk to the Special Magistrate

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. EVER ARGUETA Respondent(s)	)	Case No.: 4793

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: 107 DAVID DRIVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK, 2701 S. PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 28-272. 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; 28-272 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

WITNESS my hand and official in the County and State aforesaid this date:

APRIL 27th, 2021.

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

Notary Public, state of Florida
Clerk to the Special Magistrate

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

Case Overview

Property/Incident Information

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

Legal Description

Case Status Closed **Case #** 4940

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

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/19/2020		Notice of Violation	Hand Regular Mail
5/28/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/21/2021	6/16/2021	Final Order	Certified Mail
6/14/2022		Affidavit of Compliance	Regular Mail
6/28/2022	7/20/2022	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.	6/14/2022
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)	6/14/2022
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)	6/14/2022

Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	6/14/2022	$12,150.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$12,250.00**

Payments

Date	Payment Type Name	Amount
7/16/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$12,150.00**

7021 1970 0000 4565 4335

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and
$

Postmark Here

Sent To BRIAN GIRALT/HASSENE CHAABANE
H.A.F #4940

Street and Apt. No. 123 LORI LANE,

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

PS Form 3800, A

7021 1970 0000 4565 4328

U.S. Postal Service™
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Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and
$

Postmark Here

Sent To RIVERSTONE COMMUNITIES, LLC
H.A.F #4940

Street and Apt. No 6400 TELEGRAPH RD #2000,

City, State, ZIP+4® BLOOMFIELD TOWNSHIP, MI, 48301

PS Form 3800, A

7021 1970 0000 4565 4342

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and
$

Postmark Here

Sent To LAKESHORE MOBILE HOME PARK LLC
H.A.F #4940

Street and Apt. No 2701 S PARK ROAD,

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

PS Form 3800, A

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
P.O. 4880, 4881, 4884, 4885, 4887,
4938, 4939, 4940, 4941, 4942 4965
2701 S Park Rd
Pembroke Park, FL 33009

9590 9402 5384 9189 1574 22

7021 0350 0001 0297 6672

COMPLETE THIS SECTION ON DELIVERY

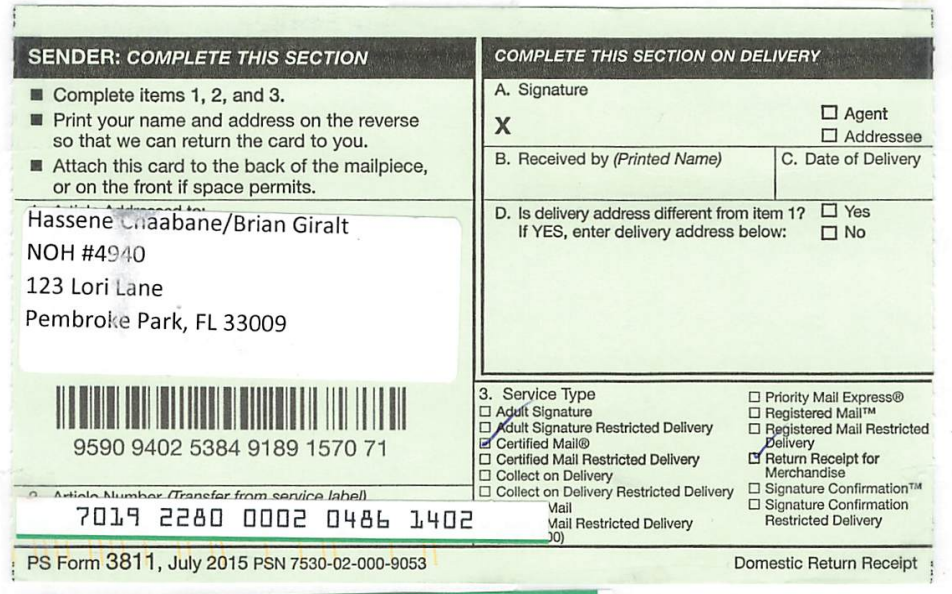
A. Signature
X [illegible] ☐ Agent ☐ Addressee

B. Received by (Printed Name) LAKESHORE MOBILE C. Date of Delivery 7-31-202[illegible]

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 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.

Hassene Chaabane/Brian Giralt
NOH #4940
123 Lori Lane
Pembroke Park, FL 33009

9590 9402 5384 9189 1570 71

7019 2280 0002 0486 1402

COMPLETE THIS SECTION ON DELIVERY

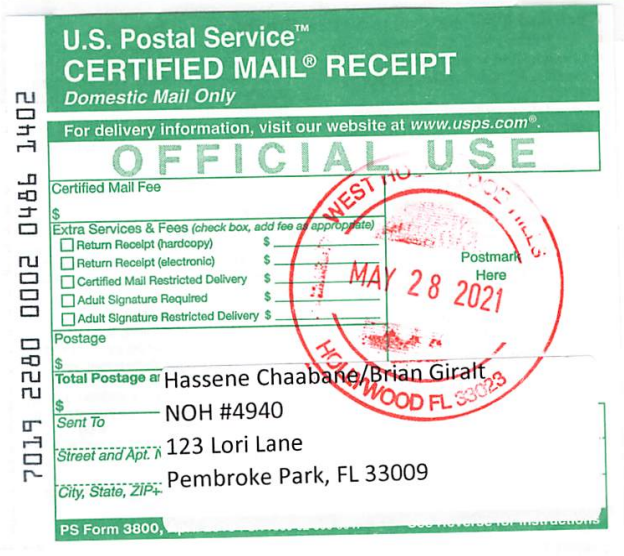
A. Signature
X ☐ Agent ☐ Addressee

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
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$
Sent To Hassene Chaabane/Brian Giralt
Street and Apt. NOH #4940
City, State, ZIP+ 123 Lori Lane
Pembroke Park, FL 33009

PS Form 3800,

WEST HOLLYWOOD FL 33023
MAY 28 2021
Postmark Here

7019 2280 0002 0486 1402

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

Certified Mail Fee
$

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

Postage
$

Total Postag
$6.98

Sent To
Hassene Chaabane/Brian Giralt

Street and Ap
F.O. #4940
123 Lori Lane

City, State, Zi
Pembroke Park, FL 33009

WEST HOLLYWOOD HILLS
JUN Postmark Here 2021
HOLLYWOOD FL 33023

7021 0350 0001 0298 0709

PS Form 38

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$8.27

Sent To
Riverstone Communities, LLC

Street and Apt. N
F.O. 4880, 4881, 4884, 4885, 4887,
4938, 4939, 4940, 4941, 4942, 4965
6400 Telegraph Road, Suite 2000

City, State, ZIP+
Bloomfield Township, MI 48301

2021
Postmark Here

7021 0350 0001 0297 6719

PS Form 3800,

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$8.27

Sent To
Lakeshore Mobile Home Park LLC

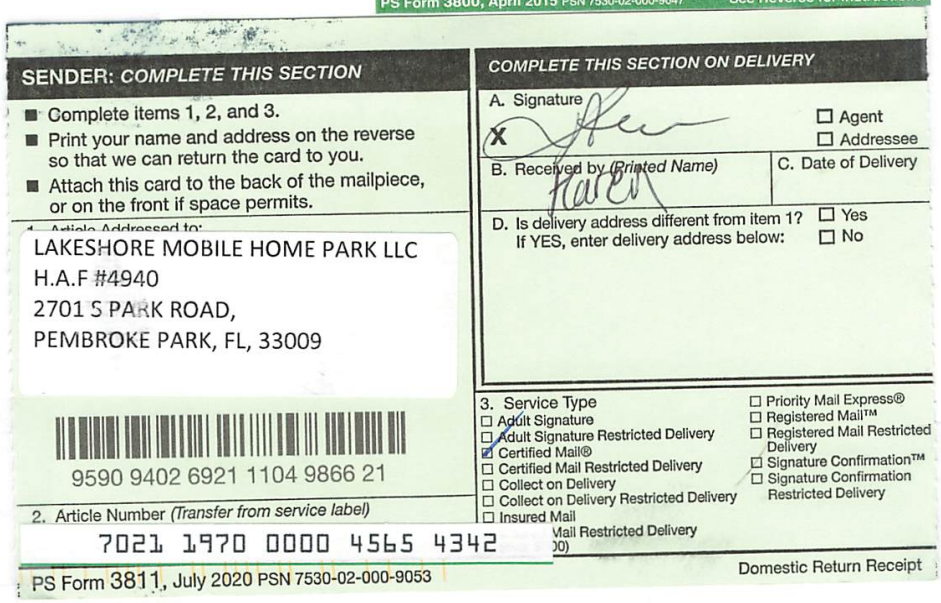
Street and Apt. No.
F.O. 4880, 4881, 4884, 4885, 4887,
4938, 4939, 4940, 4941, 4942, 4965
2701 S Park Rd

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

WEST HOLLYWOOD HILLS
JUN 17 2021 Postmark Here
HOLLYWOOD FL 33023

7021 0350 0001 0297 6672

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:

LAKESHORE MOBILE HOME PARK LLC
H.A.F #4940
2701 S PARK ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9866 21

2. Article Number (Transfer from service label)
7021 1970 0000 4565 4342

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BRIAN GIRALT/HASSENE CHAABANE CASE NO. 4940

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 123 LORI LANE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 123 LORI LANE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BRIAN GIRALT/HASSENE CHAABANE AT 10:05 A.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

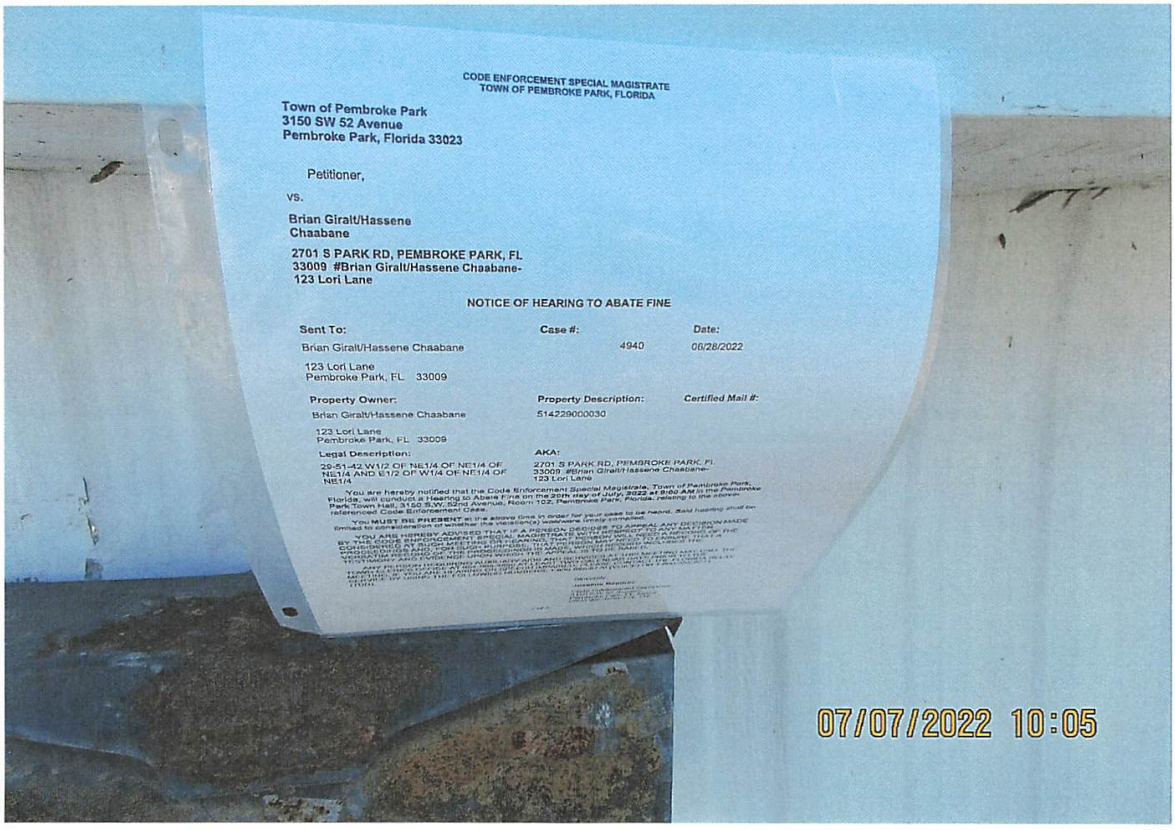
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 18 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

123
07/07/2022 10:05


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
Brian Giralt/Hassene Chaabane
2701 S PARK RD, PEMBROKE PARK, FL 33009 #Brian Giralt/Hassene Chaabane-123 Lori Lane
NOTICE OF HEARING TO ABATE FINE
Sent To:
Brian Giralt/Hassene Chaabane
123 Lori Lane
Pembroke Park, FL 33009
Case #:
4940
Date:
06/28/2022
Property Owner:
Brian Giralt/Hassene Chaabane
123 Lori Lane
Pembroke Park, FL 33009
Property Description:
514229000030
Certified Mail #:
Legal Description:
29-51-42 W1/2 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4
AKA:
2701 S PARK RD, PEMBROKE PARK, FL 33009 #Brian Giralt/Hassene Chaabane-123 Lori Lane
07/07/2022 10:05

Town of Pembroke Park
3150 SW 52 AVEPembroke Park, FL 33023

Date: 6/28/2022

Phone #: 9542747868 / 6344 2353

Case # 4940

E- mail: SUSYYBENNY@GMAIL.COM

Address of Violation: 123 ZORI LN HALLANDALE BEACH FL 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 06/16/2021 imposing the fine of $ 12150.00 for violation(s)of the City's Code of Ordinances:

Sec. 5-105
Sec. 12-48.
Sec. 12-49.

Due to the fact that Respondent(s) was: BECAUSE AT THE TIME OF INCURRING THE VIOLATION I WAS NOT THE OWNER, I ACQUIRED THIS PROPERTY WITHOOT KNOWING THAT I HAD VIOLATION.

YUNIER HERNANDEZ.
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Yunier Hernandez and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 6/29/2022

Notary Public State of Florida:

My Commission expires: Feb 17, 2026

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

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5341 Fax

BUILDING PERMIT APPLICATION

2211688
PERMIT NO.
B-95571
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: YUNIER HERNANDEZ					
JOB ADDRESS: 123 LORI LN					
OWNER NAME: YUNIER HERNANDEZ					
OWNER ADDRESS: 123 LORI LN					
CITY: PEMBROKE PARK					
PHONE: 9542747868	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: 0	BLOCK: 0	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000030	SUBDIVISION: 0				
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 700	SQ.FT. / L.F.: 0				
DESCRIBE WORK: AMENESTY # 34 VIOLATION 4940: MOBILE HOME LEGALIZATION: FRONT PORCH ENCLOSURE. ROOF REPAIR, AC UNIT(2) SET OF STAIRS - FRONT AND BACK . SHED WAS REMOVED.					
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: 2211688-0

Job Address: 123 LORI LN

Job Name: YUNIER HERNANDEZ

Permit Status: Permit Complete

Permit Issued Date:5/10/2022 8:51:22 AM

Submitted Into Plan Review Date:4/18/2022 1:49:55 PM

Application Date: 4/18/2022 1:37:26 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 22 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	5/27/2022 8:07:38 AM

R203 Permit Messages For Permit (2211688-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
104879	Final Building Inspection	6/14/2022	Pass
	As per the Engineers Certification		

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Brian Giralt
123 Lori Lane
Pembroke Park, FL 330093035

Site Address:

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

Date 7/16/2021 4:48:22 PM
Invoice # 23156
For Code Enforcement Case# 4940

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	10/14/2021		$50.00	0	$0.00
Admin Fixed	6/21/2021		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
7/16/2021	Credit	$100.00
Total		$100.00

Balance **$0.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. HASSENE CHAABANE BRIAN GIRALT Respondent(s)	)	Case No.: 4940

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16, 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: 123 LORI LANE, 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; 12-48; 12-49. 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; 12-48; 12-49 **WITHIN** 120 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 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.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16TH day of June 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Esq.

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 17 day of June, 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
SANCHEZ AVILA,MAIKEL MENDOZA,VERONICA ETAL	3423 SW 52 AVE PEMBROKE PARK, FL 33023	3423 SW 52 AVE, PEMBROKE PARK, FL 33023 #Holly Tree

Legal Description

Case Status Closed **Case #** 5166

Notes
1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/23/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/16/2021	9/15/2021	Final Order	Hand
3/21/2022		Affidavit of Compliance	Regular Mail
7/1/2022	7/20/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to 7/6/22 Property Certified Mail 7/1/2022

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.	3/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	3/21/2022

Fines

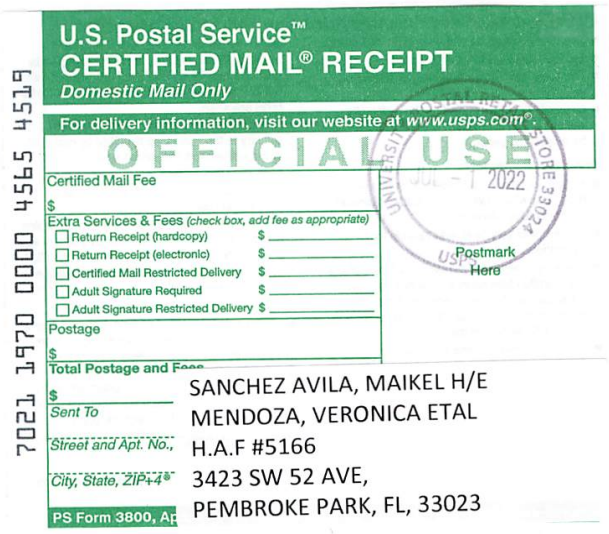
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	3/21/2022	$7,100.00

Case Overview

Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$7,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$7,200.00**



7021 1970 0000 4565 4519

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OFFICIAL USE

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

Postage
$

Total Postage and Fees
$

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

PS Form 3800, Ap

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SANCHEZ AVILA, MAIKEL H/E
MENDOZA, VERONICA ETAL
H.A.F #5166
3423 SW 52 AVE,
PEMBROKE PARK, FL, 33023

7021 1970 0000 4565 4526

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

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

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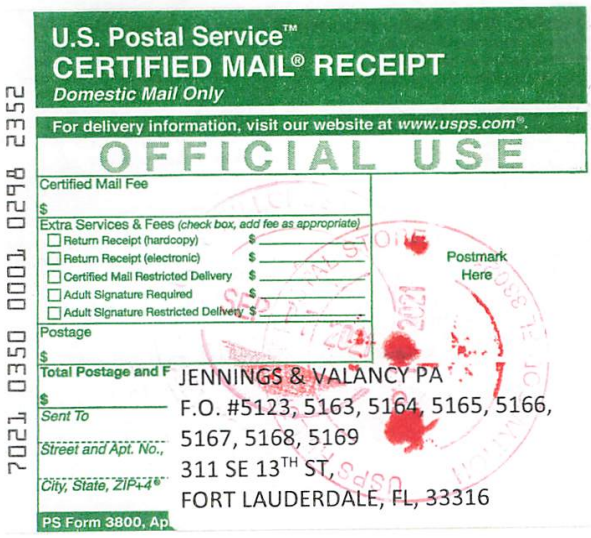
JENNINGS & VALANCY PA
H.A.F #5166
311 SE 13TH ST,
FORT LAUDERDALE, FL, 33316



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

Postage
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Total Postage and F
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Sent To
JENNINGS & VALANCY PA
F.O. #5123, 5163, 5164, 5165, 5166,
5167, 5168, 5169

Street and Apt. No.,
311 SE 13TH ST,

City, State, ZIP+4®
FORT LAUDERDALE, FL, 33316

Postmark Here

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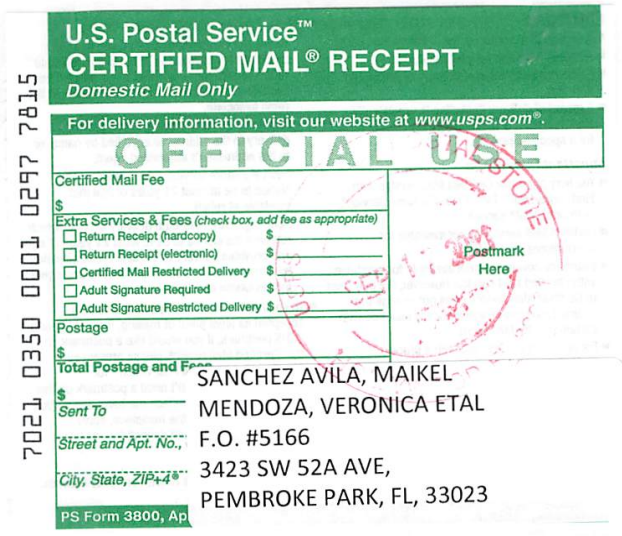
7021 0350 0001 0298 2352



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

Postage
$

Total Postage and Fees
$

Sent To
SANCHEZ AVILA, MAIKEL
MENDOZA, VERONICA ETAL

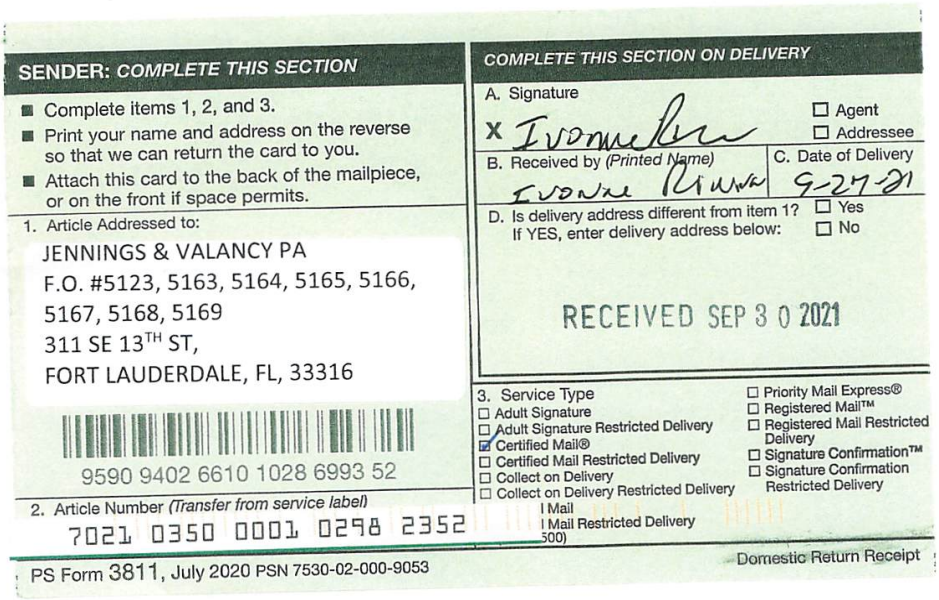
Street and Apt. No.,
F.O. #5166
3423 SW 52A AVE,

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

Postmark Here

PS Form 3800, Ap

7021 0350 0001 0297 7815



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JENNINGS & VALANCY PA
F.O. #5123, 5163, 5164, 5165, 5166,
5167, 5168, 5169
311 SE 13TH ST,
FORT LAUDERDALE, FL, 33316

9590 9402 6610 1028 6993 52

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2352

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Ivonne Rivera ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* IVONNE RIVERA
C. Date of Delivery 9-27-21

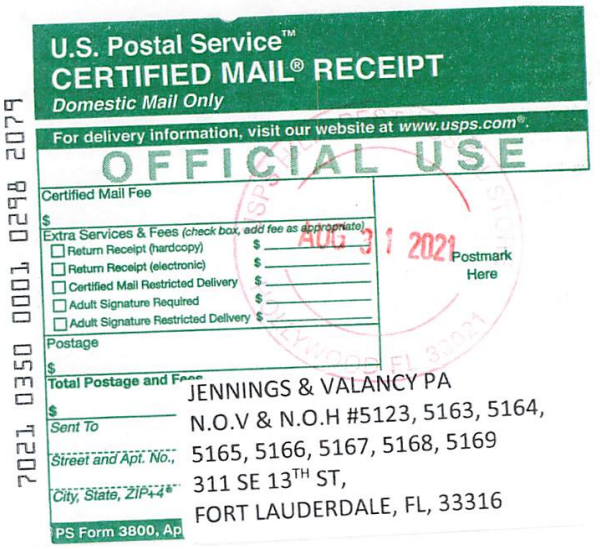
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED SEP 30 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

I Mail
I Mail Restricted Delivery
500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt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OFFICIAL USE
Certified Mail Fee
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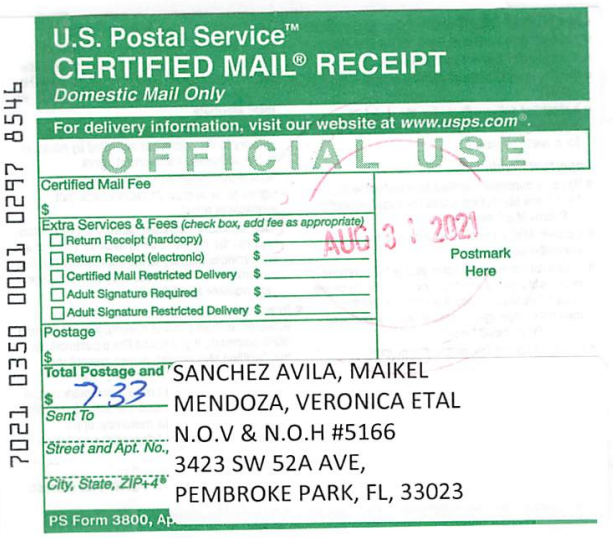
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
AUG 31 2021
Postmark Here
Postage
$
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
7021 0350 0001 0298 2079
JENNINGS & VALANCY PA
N.O.V & N.O.H #5123, 5163, 5164,
5165, 5166, 5167, 5168, 5169
311 SE 13TH ST,
FORT LAUDERDALE, FL, 33316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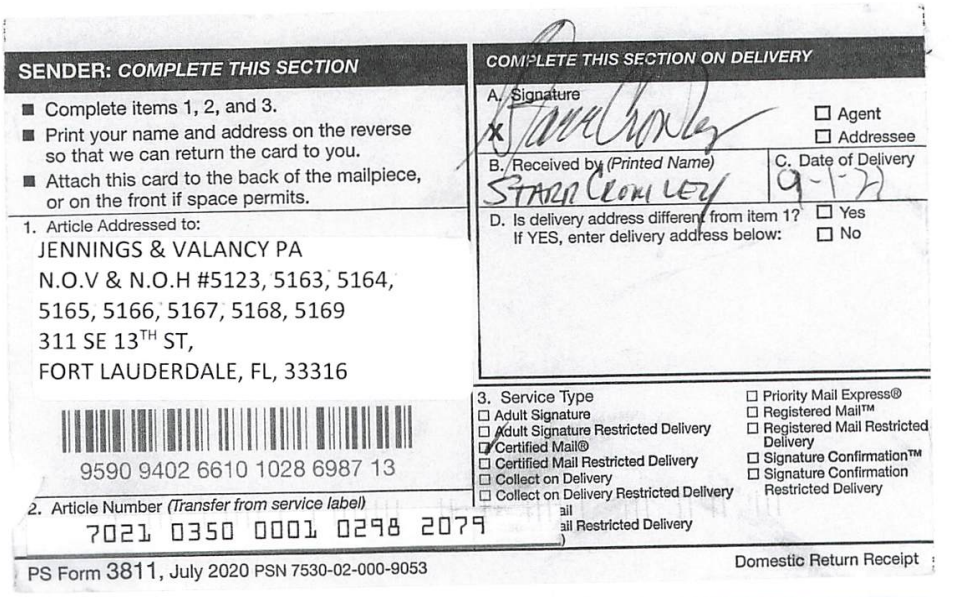
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
AUG 31 2021
Postmark Here
Postage
$
Total Postage and
$ 7.33
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
7021 0350 0001 0297 8546
SANCHEZ AVILA, MAIKEL
MENDOZA, VERONICA ETAL
N.O.V & N.O.H #5166
3423 SW 52A AVE,
PEMBROKE PARK, FL, 33023



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- Attach this card to the back of the mailpiece, or on the front if space permits.

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JENNINGS & VALANCY PA
N.O.V & N.O.H #5123, 5163, 5164,
5165, 5166, 5167, 5168, 5169
311 SE 13TH ST,
FORT LAUDERDALE, FL, 33316

9590 9402 6610 1028 6987 13

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2079

COMPLETE THIS SECTION ON DELIVERY

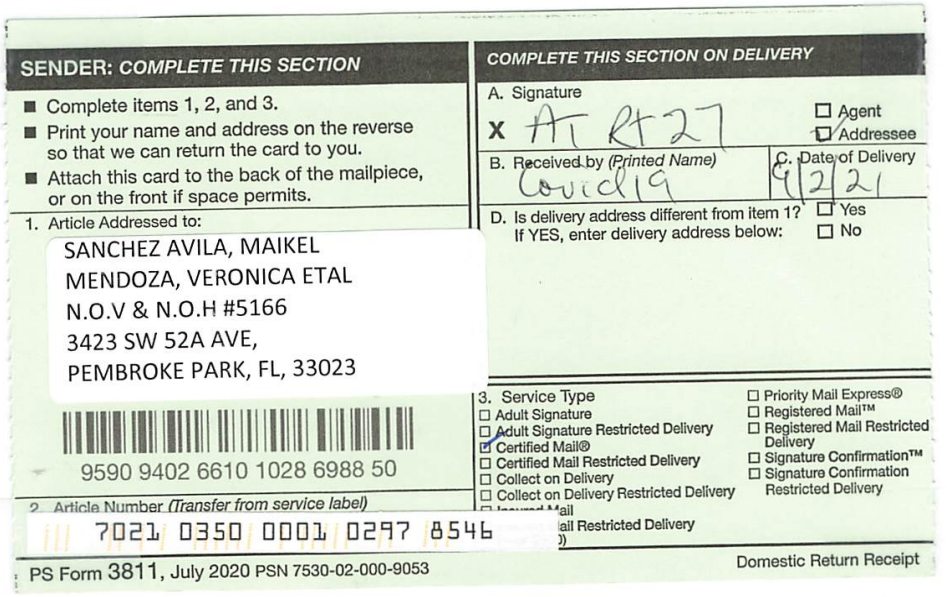
A. Signature
X Starla Crowley ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* STARLA CROWLEY
C. Date of Delivery 9-1-21

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

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

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

SANCHEZ AVILA, MAIKEL
MENDOZA, VERONICA ETAL
N.O.V & N.O.H #5166
3423 SW 52A AVE,
PEMBROKE PARK, FL, 33023

9590 9402 6610 1028 6988 50

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 8546

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AT RT27 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Covid19
C. Date of Delivery 9/2/21

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

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

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3423 SW 52 AVENUE, PEMBROKE PARK FL 33023-5415
Property Owner	SANCHEZ AVILA, MAIKEL H/E MENDOZA, VERONICA ETAL
Mailing Address	3423 SW 52 AVE PEMBROKE PARK FL 33023-5415

ID #	5142 30 23 0120
Millage	0613
Use	01 *

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC E 33.34 OF W 484.67 OF N 41 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 12,BLDG III 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*	$10,940	$129,660	$140,600	$137,880	
2020	$10,940	$136,510	$147,450	$135,980	$2,018.23
2019	$10,940	$129,600	$140,540	$132,930	$1,979.17

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$140,600	$140,600	$140,600	$140,600
Portability	0	0	0	0
Assessed/SOH 18	$137,880	$137,880	$137,880	$137,880
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$25,000	0	$25,000	$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$87,880	$112,880	$87,880	$87,880

Sales History

Date	Type	Price	Book/Page or CIN
4/26/2017	DRR-T		114481443
4/26/2017	WD-Q	$145,000	114394668
4/4/2015	QCD-T	$100	112916766
10/31/2014	WD-Q-DS	$70,000	112657137
9/17/2014	ACT-T		112534908

Land Calculations

Price	Factor	Type
$8.00	1,367	SF
Adj. Bldg. S.F. (Card, Sketch)		1201
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1994/1993		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Not For Profit Corporation
HOLLY TREE PATIO VILLAS HOMEOWNERS' ASSOCIATION,INC.

Filing Information

Document Number	N00895
FEI/EIN Number	59-2544846
Date Filed	01/13/1984
State	FL
Status	ACTIVE

Principal Address

3419 SW 52 AVE
PEMBROKE PARK, FL 33023

Changed: 06/30/2008

Mailing Address

19925 NE 10th Place Way
199
MIAMI, FL 33179

Changed: 03/31/2020

Registered Agent Name & Address

JENNINGS & VALANCY PA
311 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/23/2010

Address Changed: 04/23/2010

Officer/Director Detail

Name & Address

Title VP

FOSTER, ERNEL
3413 SW 52 AVE
PEMBROKE PARK, FL 33023

Title S/T

CUNNINGHAM, EVELYN
3471 SW 52 AVE
PEMBROKE PARK, FL 33023

Title President

PIGOTT, GARY
3407 SW 52ND AVE
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/09/2019
2020	03/31/2020
2021	02/17/2021

Document Images

02/17/2021 -- ANNUAL REPORT	View image in PDF format
03/31/2020 -- ANNUAL REPORT	View image in PDF format
04/09/2019 -- ANNUAL REPORT	View image in PDF format
03/10/2018 -- ANNUAL REPORT	View image in PDF format
03/21/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
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02/12/2003 -- ANNUAL REPORT	View image in PDF format
09/03/2002 -- ANNUAL REPORT	View image in PDF format
04/23/2001 -- ANNUAL REPORT	View image in PDF format
04/14/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
04/28/1998 -- ANNUAL REPORT	View image in PDF format
03/10/1997 -- ANNUAL REPORT	View image in PDF format
03/20/1996 -- ANNUAL REPORT	View image in PDF format
04/24/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

SANCHEZ AVILA, MAIKEL H/E
MENDOZA, VERONICA ETAL CASE NO. 5166

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3423 SW 52 AVENUE, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3423 SW 52 AVENUE, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SANCHEZ AVILA, MAIKEL H/E MENDOZA, VERONICA ETAL AT 10:35 A.M. ON THE 6 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

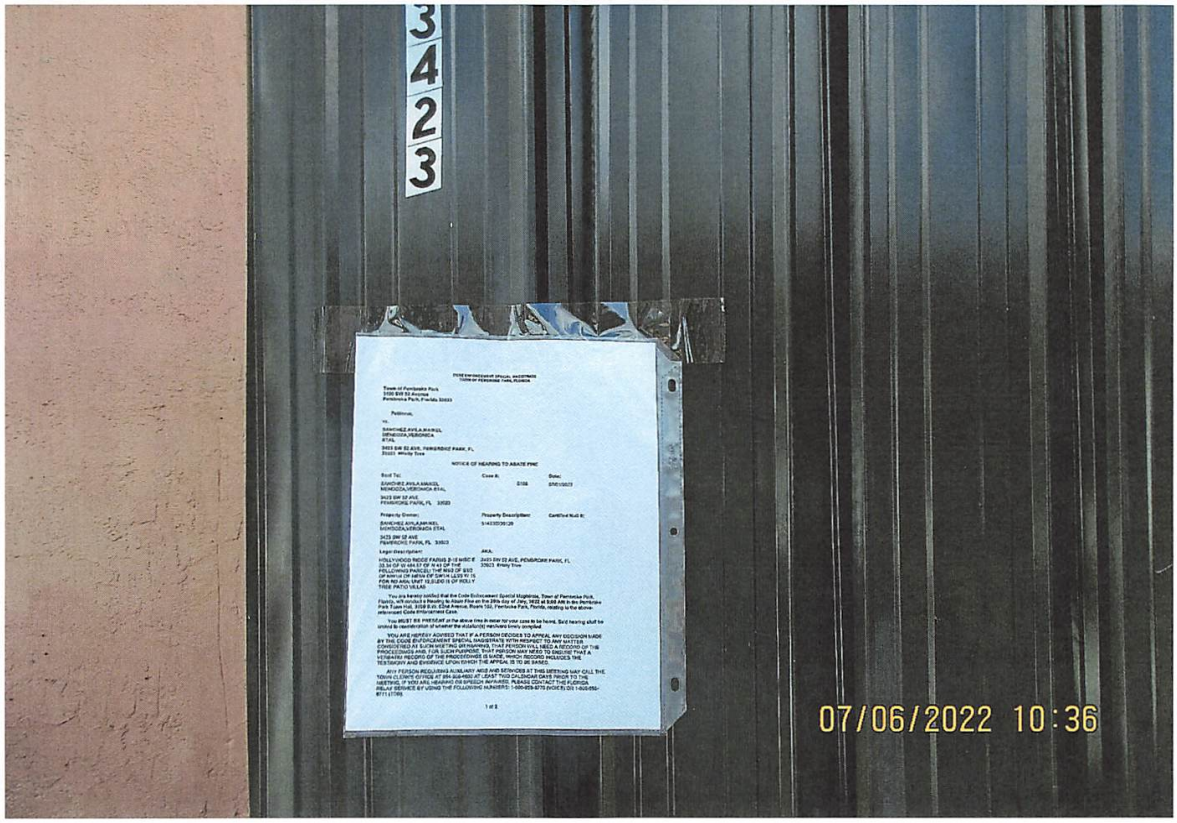
AFFIANT

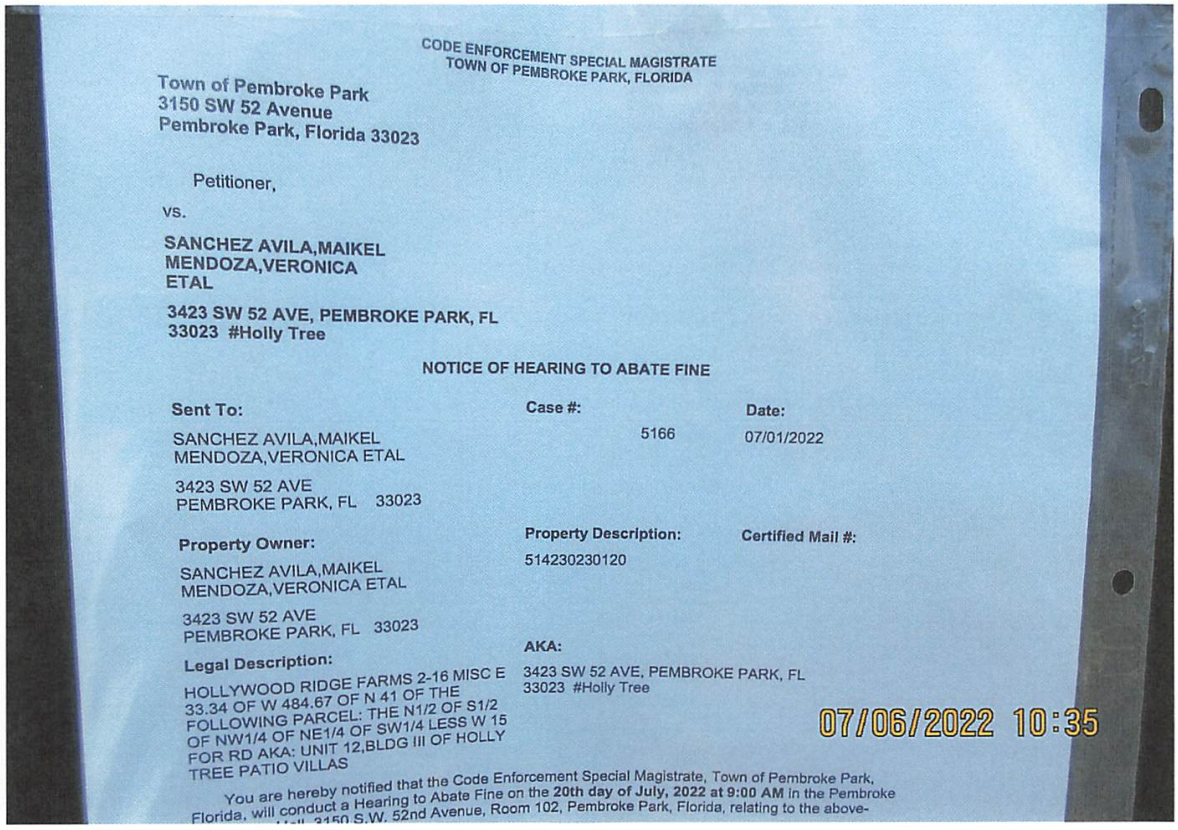
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 6 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

SANCHEZ AVILA,MAIKEL
MENDOZA,VERONICA
ETAL

3423 SW 52 AVE, PEMBROKE PARK, FL 33023 #Holly Tree

NOTICE OF HEARING TO ABATE FINE

Sent To:
SANCHEZ AVILA,MAIKEL
MENDOZA,VERONICA ETAL

3423 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:
5166

Date:
07/01/2022

Property Owner:
SANCHEZ AVILA,MAIKEL
MENDOZA,VERONICA ETAL

3423 SW 52 AVE
PEMBROKE PARK, FL 33023

Property Description:
514230230120

Certified Mail #:

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC E 33.34 OF W 484.67 OF N 41 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 12,BLDG III OF HOLLY TREE PATIO VILLAS

AKA:
3423 SW 52 AVE, PEMBROKE PARK, FL 33023 #Holly Tree

07/06/2022 10:35

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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

SANCHEZ AVILA,MAIKEL
MENDOZA,VERONICA
ETAL

3423 SW 52 AVE, PEMBROKE PARK, FL 33023 #Holly Tree

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
SANCHEZ AVILA,MAIKEL MENDOZA,VERONICA ETAL 3423 SW 52 AVE PEMBROKE PARK, FL 33023	5166	07/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
SANCHEZ AVILA,MAIKEL MENDOZA,VERONICA ETAL 3423 SW 52 AVE PEMBROKE PARK, FL 33023	514230230120	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC E 33.34 OF W 484.67 OF N 41 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 12,BLDG III OF HOLLY TREE PATIO VILLAS	3423 SW 52 AVE, PEMBROKE PARK, FL 33023 #Holly Tree

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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **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

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 06/29/2022 Phone #: 954 842 8750

Case # 5166 E-mail: maikelsanz@gmail.com

Address of Violation: 3423 SW 52ND AVE PEMBROKE PARK, FL 33023

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, MAIKEL SANCHEZ AVILA (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5166 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the JUL 20TH, 2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 09/15/2021 imposing the fine of $ 7,200.00 for violation(s)of the Town's Code of Ordinances: SEC. 5-103 - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES (a)
SEC. 5-105 - REPAIRS AND INSTALLATIONS

Brief summary for request: I ASK YOU IN THE MOST ATTENTIVE WAY, TO CONSIDER THIS REQUEST BECAUSE OUR ECONOMIC SITUATION AT THE MOMENT IS PRECARIOUS. I AM THE ONLY ONE WHO WORKS AT HOME, SINCE MY WIFE, DUE TO HEALTH CONDITION, IS PENDING FOR A BACK SURGERY, SHE CANNOT WORK AND WITH TWO SMALL CHILDREN IT IS VERY DIFFICULT FOR US TO ASSUME A DEBT OF THIS AMOUNT. IN ADDI ADDITION TO THE COVID CRISIS, WE DO NOT HAVE ANY SAVINGS, FOR WHICH I ASK YOUR CONSIDERATION IN OUR CASE.

MAIKEL SANCHEZ AVILA.
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Maikel Sanchez Avila and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 6.29.2022.

Notary Public State of Florida: _____ My Commission expires: _____

LUCIE MARIE MANZEROLLE
Notary Public - State of Florida
Commission # HH 144012
My Comm. Expires Aug 23, 2025
Bonded through National Notary Assn.

Town of Pembroke Park
Building Department

JUN 29 2022

RECEIVED

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MAIKEL SANCHEZ AVILA VERONICA MENDOZA ETAL Respondent(s)	)	Case No.: 5166

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3423 SW 52 AVE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: MAIKEL SANCHEZ AVILA & VERONICA MENDOZA ETAL, 3423 SW 52 AVE, PEMBROKE PARK, FL, 33023

FOLIO NO.: 5142 30 23 0120

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC E 33.34 OF W 484.67 OF N 41 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 12,BLDG III OF HOLLY TREE PATIO VILLAS

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a); 5-105 **WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING** held 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17th day of September, 2021.

Nazly Cardona A.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park

INVOICE

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

DATE: July 7, 2022
INVOICE # 430
FOR:

Case # 5166
SANCHEZ AVILA, MAIKEL H/E
MENDOZA, VERONICA ETAL
3423 SW 52 AVENUE,
PEMBROKE PARK, FL, 33023

Bill To:
SANCHEZ AVILA, MAIKEL H/E
MENDOZA, VERONICA ETAL
3423 SW 52 AVENUE,
PEMBROKE PARK, FL, 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Florida Building Code Section 5-103(a) and 5-105		
	Final Order 09/15/2021		
1	Admin Fee	$ 100.00	$ 100.00
142	Day(s) of Per Diem from (10/30/2021-03/21/2022)	$ 50.00	$ 7,100.00
	Recommend to Abate Per Diem Fine by 10%		$ 710.00
	710.00 + 100 =		$ 810.00
		Balance	$ 7,200.00

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

Legal Description

Case Status Closed **Case #** 5302

Notes
1. Damaged fence (repair).
2. Graffiti (remove, paint). Complied.
3. Remove overgrown vines from fence.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/30/2020		Notice of Violation	Regular Mail
7/27/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/24/2021	8/19/2021	Final Order	Certified Mail
3/15/2022		Affidavit of Non-Compliance	
6/22/2022		Affidavit of Compliance	Regular Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 7/4/22 Certified Mail - 7/5/22

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.	6/22/2022
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.	6/22/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	3/15/2022

Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	6/22/2022	$14,650.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$14,750.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$14,750.00**

7021 1970 0000 4565 4595

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

Sent To
RIKING ENTERPRISES V LLC

Street and Apt. No.,
H.A.F #5302
5434 W HALLANDALE BEACH BLVD,

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

PS Form 3800, Ap

JOG ROAD STATION
5400 W BOYNTON BEACH BLVD
JUL 05 2022

Postmark Here

7021 1970 0000 4565 4588

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

Postage
$ 7.33

Total Postage and Fees
$

Sent To
SG REGISTERED AGENT

Street and Apt. No.,
H.A.F #5302
200 E. PALMETTO PARK RD, SUITE 103,

City, State, ZIP+4®
BOCA RATON, FL, 33432

PS Form 3800, April 2015

JOG ROAD STATION
5400 W BOYNTON BEACH BLVD
JUL 05 2022

Postmark Here

7021 1970 0000 4565 4571

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

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

Postage
$ 7.33

Total Postage and
$

Sent To
RIKING ENTERPRISES V LLC

Street and Apt. No
H.A.F #5302
3799 W HALLANDALE BEACH BLVD,

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

PS Form 3800, A

JOG ROAD STATION
5400 W BOYNTON BEACH BLVD
JUL 05 2022
BOYNTON BEACH FL

Postmark Here

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

Abbr Legal Description	PEMBROKE OAKS 177-39 B PARCEL A

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$3,704,660	$26,000	$3,730,660	$2,705,490	
2021	$3,087,220	$26,000	$3,113,220	$2,459,540	$57,115.58
2020	$2,469,780	$26,000	$2,495,780	$2,235,950	$49,946.09

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,730,660	$3,730,660	$3,730,660	$3,730,660
Portability	0	0	0	0
Assessed/SOH	$2,705,490	$3,730,660	$2,705,490	$2,705,490
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	$2,705,490	$3,730,660	$2,705,490	$2,705,490

Sales History

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

Land Calculations

Price	Factor	Type
$12.00	308,722	SF
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Limited Liability Company
RIKING ENTERPRISES V LLC

Filing Information

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

Principal Address

3799 West Hallandale Beach Blvd.
Pembroke Park, FL 33023

Changed: 04/23/2021

Mailing Address

3799 West Hallandale Beach Blvd.
Pembroke Park, FL 33023

Changed: 04/23/2021

Registered Agent Name & Address

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

Address Changed: 07/07/2015

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title Authorized Representative

Polizzi Neto, Waldemar

3799 W. Hallandale Beach Blvd
Pembroke Park, FL 33023

Annual Reports

Report Year	Filed Date
2020	03/26/2020
2021	01/29/2021
2022	03/08/2022

Document Images

03/08/2022 -- ANNUAL REPORT	View image in PDF format
01/29/2021 -- ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
03/27/2017 -- ANNUAL REPORT	View image in PDF format
06/30/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
02/26/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
03/24/2014 -- ANNUAL REPORT	View image in PDF format
04/22/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
12/14/2011 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RIKING ENTERPRISES V LLC CASE NO. 5302

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5434 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 5434 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RIKING ENTERPRISES V LLC AT 11:13 A.M. ON THE 6 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

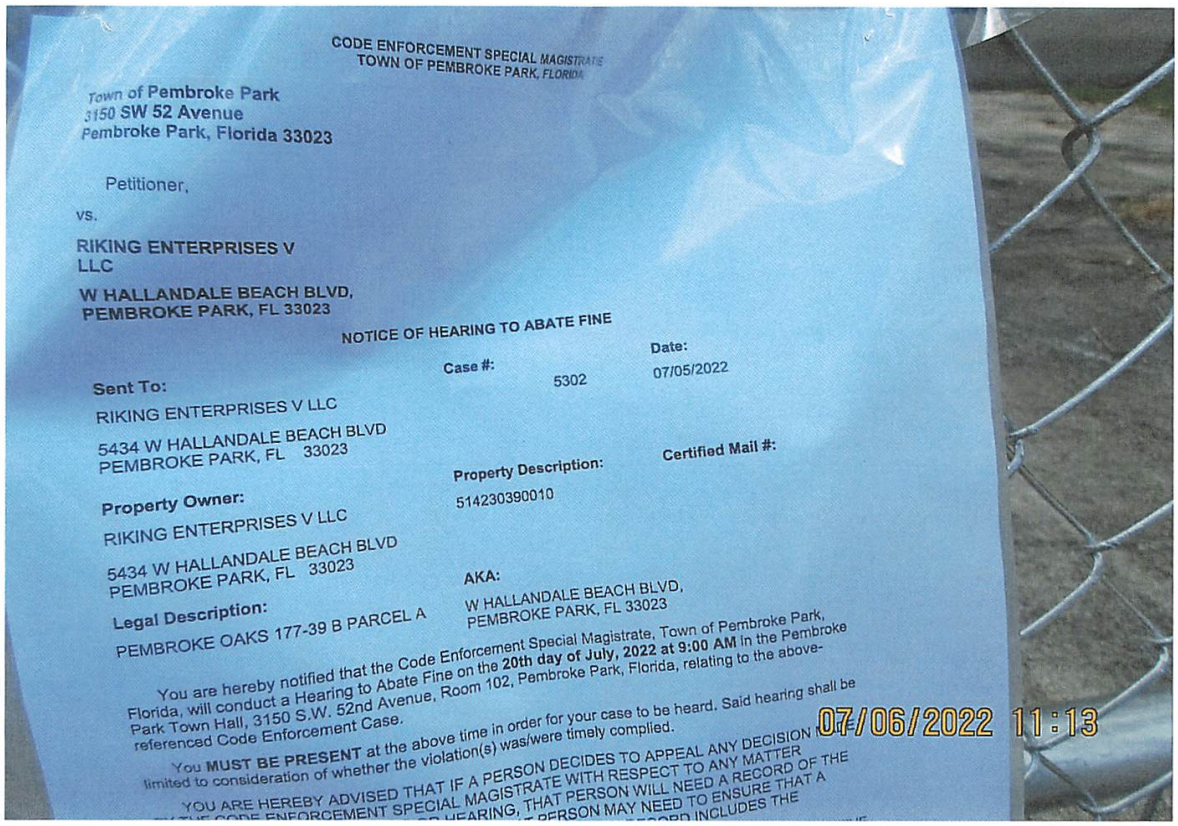
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 11 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

RIKING ENTERPRISES V LLC

W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Case #: 5302

Date: 07/05/2022

Sent To:
RIKING ENTERPRISES V LLC

5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Property Owner:
RIKING ENTERPRISES V LLC

5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Property Description: 514230390010

Certified Mail #:

Legal Description:
PEMBROKE OAKS 177-39 B PARCEL A

AKA:
W HALLANDALE BEACH BLVD,
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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **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
CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER
HEARING, THAT PERSON WILL NEED A RECORD OF THE
PERSON MAY NEED TO ENSURE THAT A
RECORD INCLUDES THE

07/06/2022 11:13

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

RIKING ENTERPRISES V LLC

W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
RIKING ENTERPRISES V LLC 5434 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	5302	07/05/2022

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

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

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Sincerely,

Joseline Ramirez

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

Riking Enterprises V, LLC

3799 W Hallandale Beach Blvd, Pembroke Park, FL 33023
(954) 275-4576 waldyp@westwindcontracting.com

Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023
Attn: Code Enforcement Special Magistrate

Ref.: Riking Enterprises V - Folio 5142 30 39 0010 - Case 5302

Dear Sir or Madam:

We are not disputing the code violation or the certified mail notice sent to our address listed on the Sunbiz website on 8/23/22. When we opened Riking Enterprises V, LLC, we used our lawyer's address, which moved in 2019 to a new address. We should have changed our address on the sunbiz website but did not. Because we never received the certified letter about the abovementioned code violation, we only became aware of it in early March 2022 when I met with Mrs. Joseline Ramirez, Town's Chief Code Enforcement.

Mrs. Joseline Ramirez can attest that from the time we found out about the violation, we moved as fast as we could to address all issues and some additional items Mrs. Ramirez brought to our attention unrelated to the violation. To perform the work that needed to be done, we had to procure Town of Pembroke Park Building Permit# 2211557-0 & #2211745-0 because of the value of the work and complexity. Also, from start to end, including the time to apply for the permits, notice of commencements, purchase materials, inspections, and closing of the licenses, it took us more than two months to address all.

Therefore we respectfully request that you wave or reduce Riking Enterprises V, LLC related to Case 5302.

Please call or email if you have any questions or need further information.

Regards

Waldemar "Waldy" Polizzi Neto
Authorized Representative

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. RIKING ENTERPRISES V LLC Respondent(s)	)	Case No.: 5302

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 19, 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: W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: RIKING ENTERPRISES V LLC, 700 S FEDERAL HWY, STE 200, BOCA RATON, FL 33432

FOLIO NO.: 5142 30 39 0010

LEGAL DESCRIPTION: PEMBROKE OAKS 177-39 B PARCEL A

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). 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) **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held 19th day of August 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 19th day of August 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 23 day of August, 2021.

Joseline Ramirez
Chief 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

DATE: July 12, 2022
INVOICE # 430
FOR:

Case # 5302
RIKING ENTERPRISES V LLC
5434 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

Bill To:
RIKING ENTERPRISES V LLC
3799 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Florida Building Code Section 5-103(a)(c)		
	Final Order 08/19/2021		
1	Admin Fee	$ 100.00	$ 100.00
292	Day(s) of Per Diem from (09/03/2021-06/22/2022)	$ 50.00	$ 14,600.00
	Recommend to Abate Per Diem Fine by 85%		$ 2,190.00
	2,190.00 + 100 =		$ 2,290.00
		Balance	$ 14,700.00

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

Legal Description

Case Status Closed **Case #** 5704

Notes
1. Prohibited banner. Remove banner and replace with free standing sign as per Town Ordinance.
2. Exterior maintenance required. Refresh parking lot stripes, pressure wash common areas.
3. Exterior maintenance required. Remove roof dirt build up and repair. Roof panel vents replace mesh. Obtain plans, permit and inspections.
4. Installed security access and cameras without a permit. Obtain plans, permit and inspections.
5. Prohibited abandon sign "Daniel's Antique". Remove sign. Obtain plans, permit and inspections.
6. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/26/2021		Notice of Violation	Regular Mail
8/26/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
9/16/2021	9/15/2021	Final Order	Certified Mail
4/15/2022		Affidavit of Compliance	Regular Mail
7/1/2022	7/20/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 7/1/22 Certified Mail 7/1/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	4/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	4/15/2022

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.	4/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	4/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	4/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	4/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	4/15/2022
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...	4/15/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	4/15/2022	$16,700.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$16,800.00**

Payments

Date	Payment Type Name	Amount

Case Overview

	Total Payments	**$0.00**
	Fees Outstanding	**$16,800.00**

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

Postage
$

Total Postage ar
$

Sent To TAI GROUP INC
H.A.F #5704
Street and Apt. 4371 CASPER CT,
City, State, ZIP+ HOLLYWOOD, FL, 33021

PS Form 3800,

UNIVERSITY POSTAL RETAIL STORE 33024
JUL - 1 2022
Postmark Here
USPS

7021 1970 0000 4565 4533

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- Adult Signature Restricted Delivery $

Postage
$

Total Postage anc
$

Sent To TAI GROUP INC
H.A.F #5704
Street and Apt. No 2520 SW 30 AVENUE,
City, State, ZIP+4 PEMBROKE PARK, FL, 33009

PS Form 3800, A

POSTAL RETAIL STORE 33024
JUL - 1 2022
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U.S. Postal Service™
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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fr
$

Sent To MOSHE TAIEB
H.A.F #5704
Street and Apt. No.,: 2520 SW 30TH AVE,
City, State, ZIP+4® OEMBROKE PARK, FL, 33009

PS Form 3800, Apr

UNIVERSITY POSTAL RETAIL STORE 33024
JUL - 1 2022
Postmark Here
USPS

7021 1970 0000 4565 4557

Detail by Entity Name

Florida Profit Corporation
TAI GROUP INC

Filing Information

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

Principal Address

2520 Southwest 30th Avenue
Pembroke Park, FL 33009

Changed: 04/10/2022

Mailing Address

2520 Southwest 30th Avenue
Pembroke Park, FL 33009

Changed: 04/10/2022

Registered Agent Name & Address

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

Name Changed: 10/03/2019

Address Changed: 04/10/2022

Officer/Director Detail

Name & Address

Title P

TAIEB, MOSHE

2520 Southwest 30th Avenue
Pembroke Park, FL 33009

Title President

HAYUN, GUY
2520 Southwest 30th Avenue
Pembroke Park, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/17/2020
2021	03/03/2021
2022	04/10/2022

Document Images

04/10/2022 -- ANNUAL REPORT	View image in PDF format
03/03/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
10/03/2019 -- REINSTATEMENT	View image in PDF format
08/08/2018 -- Domestic Profit	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TAI GROUP INC CASE NO. 5704

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2520 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE HEARING TO ABATE FINE

ADDRESS: 2520 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TAI GROUP INC AT 10:22 A.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

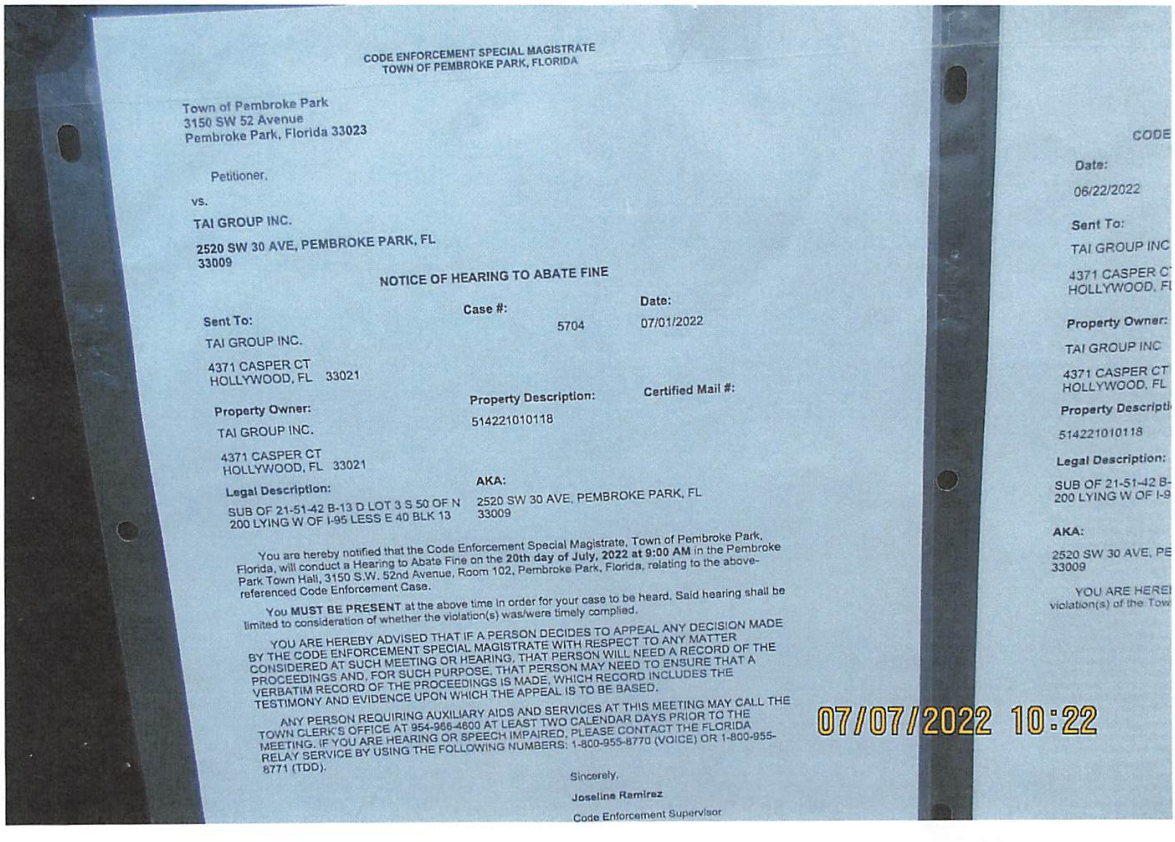
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

TAI GROUP INC.

2520 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:
TAI GROUP INC.

4371 CASPER CT
HOLLYWOOD, FL 33021

Property Owner:
TAI GROUP INC.

4371 CASPER CT
HOLLYWOOD, FL 33021

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

Case #: 5704

Date: 07/01/2022

Property Description: 514221010118

Certified Mail #:

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

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Sincerely,

Joseline Ramirez
Code Enforcement Supervisor

CODE

Date:
06/22/2022

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

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

Property Descripti
514221010118

Legal Description:
SUB OF 21-51-42 B-
200 LYING W OF I-9

AKA:
2520 SW 30 AVE, PE
33009

YOU ARE HERE
violation(s) of the Tow

07/07/2022 10:22

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

TAI GROUP INC.

2520 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
TAI GROUP INC. 4371 CASPER CT HOLLYWOOD, FL 33021	5704	07/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
TAI GROUP INC. 4371 CASPER CT HOLLYWOOD, FL 33021	514221010118	

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N 200 LYING W OF I-95 LESS E 40 BLK 13	2520 SW 30 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, FL 33023

Date: June 30, 2022

Phone #: 305-778-0039. 786-578-4456

Case # 5704

E-mail: Mt@TAIGROUPUS.COM.

Address of Violation: 2520 SW 30 Avenue

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Moshe Taieb, President (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5704 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the July 20, 2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on Sept 16, 2021 imposing the fine of $16,800.00 for violation(s)of the Town's Code of Ordinances: Sec 5-2, 5-17, 5-103, 5-104, 5-105, 21-19

Brief summary for request:

Moshe Taieb, Pres Tai Group Inc ✓ Mosm

Petitioner's Name (Print) Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Moshe Taieb and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on June 30, 2022

Notary Public State of Florida: K. Joseph. My Commission expires: 11/12/24

Notary Public State of Florida
Kelly Joseph
My Commission HH 062960
Expires 11/12/2024

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. YOYO INVESTMENTS LLC Respondent(s)	)	Case No.: 5704

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2520 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: YOYO INVESTMENTS LLC, 3840 LOMBARDY ST, HOLLYWOOD, FL 33314

FOLIO NO.: 5142 21 01 0118

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b); 5-105; 5-104; 5-17; 5-2(a)(b); 21-19. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b); 5-105; 5-104; 5-17; 5-2(a)(b); 21-19 **WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of September 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 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17th day of September, 2021.

Nazly Cardona CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
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 Closed **Case #** 5717

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
7/21/2021	7/20/2021	Final Order	Certified Mail
10/26/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
11/17/2021		Affidavit of Non-Compliance	Certified Mail
5/11/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
6/30/2022		Affidavit of Compliance	Regular Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 7/6/22 Certified Mail 7/5/22

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.	6/30/2022

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.	6/30/2022
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.	6/30/2022
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.	6/30/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	6/30/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	6/30/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	6/30/2022	$47,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$47,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$47,350.00**

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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
$ 7.33

Total Postage and
$

Sent To PIERRE-LOUIS, ALEX

Street and Apt. No. N.H.A.F #5717
10533 BISCAYNE BLVD STE 4-523

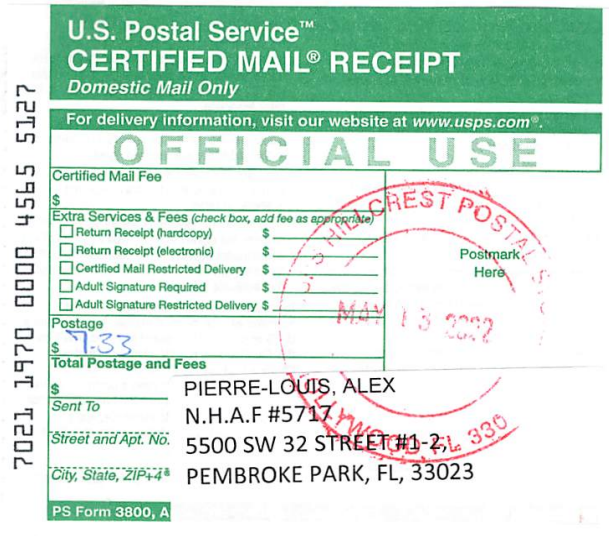
City, State, ZIP+4® AVENTURA, FL, 33180

PS Form 3800, A

Postmark Here

HILLCREST POSTAL
HOLLYWOOD FL 3302
MAY 13 2022

7021 1970 0000 4565 5110



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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To PIERRE-LOUIS, ALEX

Street and Apt. No. N.H.A.F #5717
5500 SW 32 STREET #1-2,

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

PS Form 3800, A

Postmark Here

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HOLLYWOOD FL 330
MAY 13 2022

7021 1970 0000 4565 5127

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

Postage
$ 7.33

Total Postage and Fe
$

Sent To
PIERRE-LOUIS, ALEX

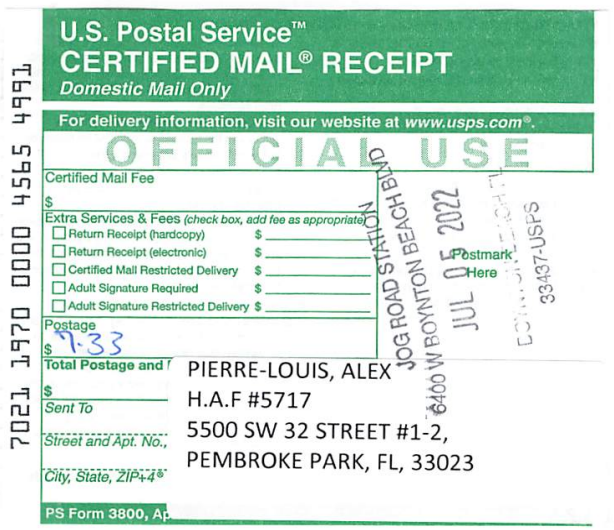
Street and Apt. No., o
H.A.F #5717
20533 BISCAYNE BLVD STE 4-523,

City, State, ZIP+4®
AVENTURA, FL, 33180

PS Form 3800, Apr

7021 1970 0000 4565 4984

JOG ROAD STATION BLVD
6400 W BOYNTON BEACH BLVD
JUL 05 2022
BOYNTON BEACH FL
33437-USPS
Postmark Here



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

Postage
$ 7.33

Total Postage and
$

Sent To
PIERRE-LOUIS, ALEX

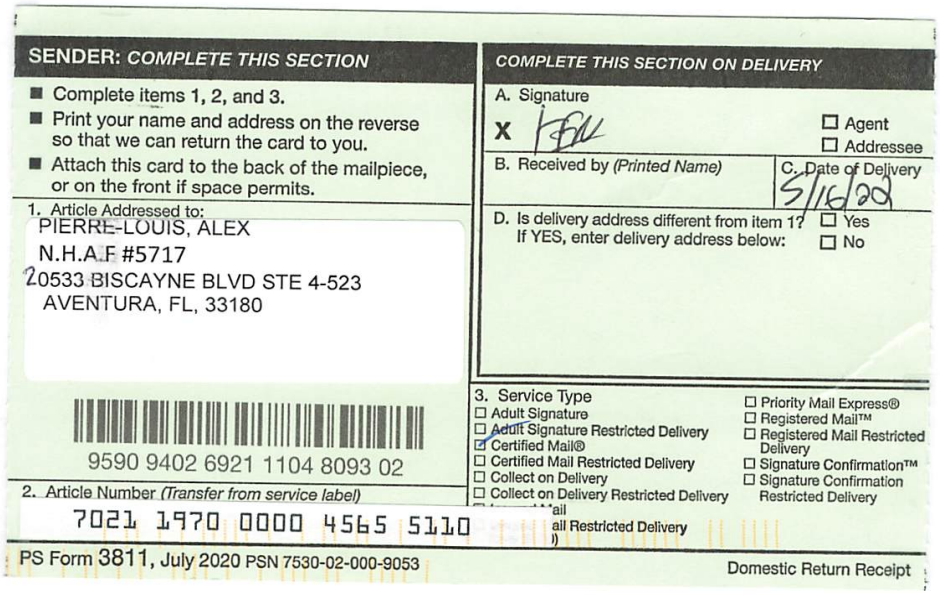
Street and Apt. No.,
H.A.F #5717
5500 SW 32 STREET #1-2,

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

PS Form 3800, Ap

7021 1970 0000 4565 4991

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
33437-USPS
Postmark Here



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

PIERRE-LOUIS, ALEX
N.H.A.F #5717
20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL, 33180

9590 9402 6921 1104 8093 02

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

7021 1970 0000 4565 5110

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

5/16/20

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
☐ ail
☐ ail 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	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	08-02
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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$11,730	$213,680	$225,410	$193,330	
2021	$11,730	$192,090	$203,820	$175,760	$3,960.99
2020	$11,730	$162,360	$174,090	$159,790	$3,541.58

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$225,410	$225,410	$225,410	$225,410
Portability	0	0	0	0
Assessed/SOH	$193,330	$225,410	$193,330	$193,330
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$193,330	$225,410	$193,330	$193,330

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		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.)

)

PIERRE-LOUIS, ALEX CASE NO. 5717

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5500 SW 32 STREET #1-2, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 5500 SW 32 STREET #1-2, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PIERRE-LOUIS, ALEX AT 10:18 A.M. ON THE 6 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

PIERRE-LOUIS,ALEX

5500 SW 32 ST, PEMBROKE PARK, FL
33023 1-2 #1

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
PIERRE-LOUIS,ALEX 20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180	5717	07/05/2022

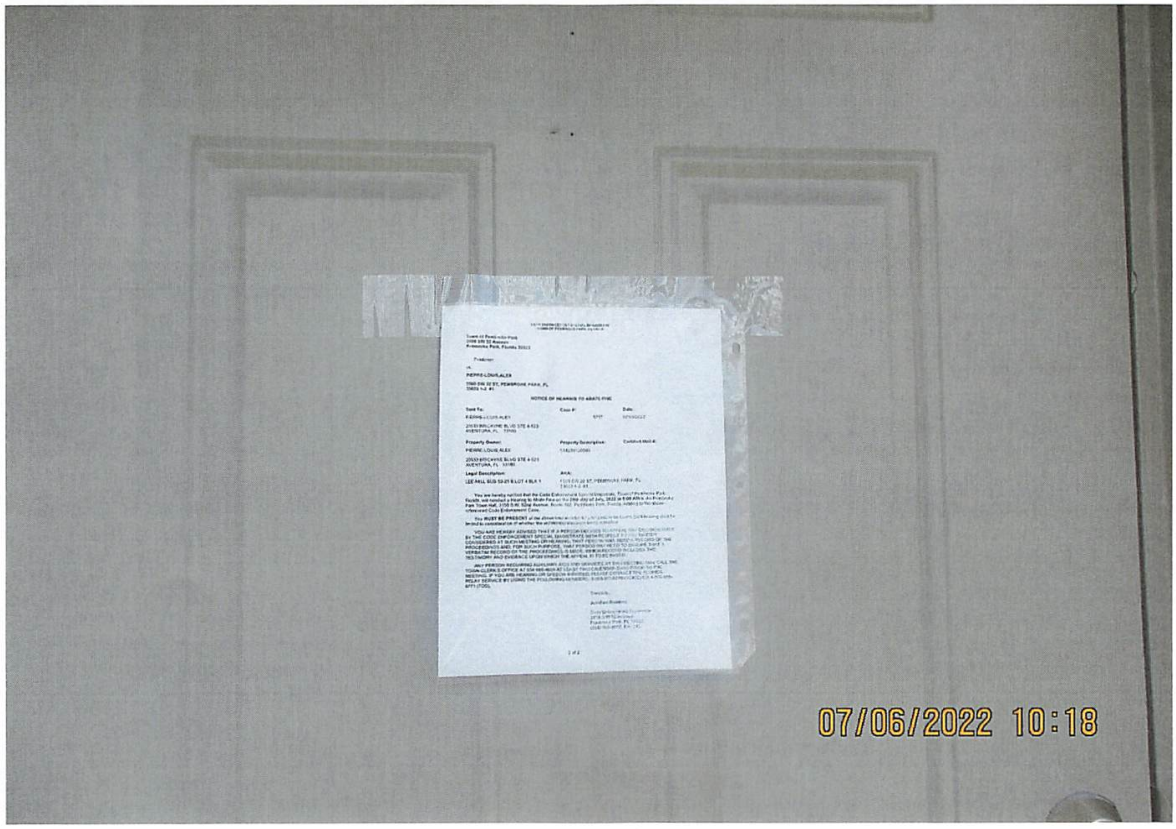
Property Owner:	Property Description:	Certified Mail #:
PIERRE-LOUIS,ALEX 20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180	514230120040	

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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of July, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above referenced Code Enforcement Case.

07/06/2022 10:18

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



May 25, 2022

Dear Joseline Ramirez
& Special Magistrate

This is Alex Pierre-Louis
Property Owner of
5500 Sw 32 St Pembroke Park Fl 33023

CASE #5717

We receive a notice of hearing for authorize foreclosure.

We were informed that that fines would stopped once we stated the permit application..

In December 2021 - Application Date
In Feb 2022 - The plans we're approved

We are in full compliance based on the permit that we received, and have already schedule inspection for this property.

We are requesting and abatement of fines, and would like to file an appeal for fines. Especially since we were under the pretext that fines would stop accumulating once the application was submitted. We ask that you work with us, as this is my first time dealing with municipalities and permits, I am not experience in this field and have been having a nightmare with contractors and have been doing my best to be in compliance.

Alex Pierre-Louis
lex@lexpromotions.com
20533 Biscayne Blvd Suite 4523
Aventura Fl 33180
305 632-9360

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PIERRE-LOUIS,ALEX

5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2 #1

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PIERRE-LOUIS,ALEX	5717	07/05/2022
20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180		

Property Owner:	**Property Description:**	**Certified Mail #:**
PIERRE-LOUIS,ALEX	514230120040	
20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180		

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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of July, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PIERRE-LOUIS,ALEX

5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2 #1

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
PIERRE-LOUIS,ALEX	5717	05/11/2022
20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180		

Property Owner:	**Property Description:**	**Certified Mail #:**
PIERRE-LOUIS,ALEX	514230120040	
20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180		

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 summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Towns request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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

BUILDING PERMIT STATUS

Permit Number: 2111095-0

Job Address: 5500 SW 32 ST, unit 1-2

Job Name: PIERRE-LOUIS,ALEX

Permit Status: Permit Complete

Permit Issued Date:7/29/2021 9:19:29 AM

Submitted Into Plan Review Date:7/8/2021 4:39:15 PM

Application Date: 6/16/2021 2:17:41 PM

Difference Between Application to PlanReview: 22 Day(s)

Difference Between PlanReview to Permit Issued: 21 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	7/27/2021 6:22:09 AM
PLUMBING	Approved	7/7/2021 6:06:11 AM

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT APPLICATION

Inkforce 93601

2111095
PERMIT NO.
P-93601
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: PLUMBING		
JOB NAME: PIERRE-LOUIS,ALEX		
JOB ADDRESS: 5500 SW 32 ST, unit 1-2		
OWNER NAME: PIERRE-LOUIS,ALEX		
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.

R203 Permit Messages For Permit (2111095-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			
96289	Final Electrical	9/30/2021	Pass
Plumbing Inspection			
96568	Final Plumbing	10/12/2021	Pass
96567	Heater	10/12/2021	Pass

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	Case No.: 5717
vs.	
ALEX PIERRE-LOUIS Respondent(s)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 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: 5500 SW 32 ST #1-2, PEMBROKE PARK FL 33023

PROPERTY OWNER: ALEX PIERRE-LOUIS, 20533 BISCAYNE BLVD STE 4-523, AVENTURA, FL 33180

FOLIO NO.: 514230120040

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 4 BLK

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;5-103 (c)(h)(i)(j).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 mentioned 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;5-103 (c)(h)(i)(j).**WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 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 20TH day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, 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 20th day of July, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Instr# 117785963 , Page 1 of 5, Recorded 12/07/2021 at 01:30 PM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

ALEX PIERRE-LOUIS
Respondent(s)

Case No.: **5717**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on July 20th, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5500 SW 32 #1, PEMBROKE PARK, FL 33023

PROPERTY OWNER: ALEX PIERRE-LOUIS, 20533 BISCAYNE BLVD STE 4-523, AVENTURA, FL 33180

FOLIO NO.: 5142 29 12 0040

1. The Special Magistrate entered a Final Order on July 20th, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(c)(i)(j)(h); 5-105. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on July 20th, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$150.00** (ONE HUNDRED AND FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) has not complied with the Final Order issued on July 20th, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$13,600.00** (THIRTEEN THOUSAND SIX HINDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

LEE-MILL SUB 50-25 B LOT 4 BLK 1

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

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

WITNESS my hand and official in the County and State aforesaid this date: November 17, 2021.

Notary Public, state of Florida

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

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.

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 17 day of 11, 2021.

Teressa Malcolm
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

DATE: July 7, 2022
INVOICE # 430
FOR:

Case # 5717
PIERRE-LOUIS,ALEX
5500 SW 32 STREET #1-2,
PEMBROKE PARK, FL, 33023

Bill To:
PIERRE-LOUIS,ALEX
20533 BISCAYNE BLVD STE 4-523, AVENTURA, FL, 33180

QUANITY	DESCRIPTION	FEE	AMOUNT
	Florida Building Code Section 5-103(c)(i)(j)(h); 5-105 and 5-17		
	Final Order 07/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
315	Day(s) of Per Diem from (08/19/2021-06/30/2022)	$ 150.00	$ 47,250.00
	Recommend to Abate Per Diem Fine by 10%		$ 4,725.00
	4,725.00 + 100 =		$ 4,825.00
		Balance	$ 47,350.00

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
HALLANDALE 4520 LLC	470 ANSIN BLVD STE K HALLANDALE BEACH, FL 33009	4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6727 **Date Next Inspection** 7/20/2022

Notes

1. Exterior roof facades have dirt build up. Pressure wash, repair and paint. Complied.
2. Dead palm tree. Replace palm tree with a new one. Complied
3. Prohibited banner signs. Remove all banner signs.
4. Prohibited digital signs. Remove all digital signs.
5. Prohibited neon signs and lights. Remove all neon signs and lights.
6. Installed electrical cameras without a permit. Obtain plans, an after the fact permit and inspections.
7. Exterior maintenance of common areas required. Pressure wash sidewalks, steps or any pathways. Complied.
8. Monument sign is faded and rusted; maintenance required. Wash, repair & paint.
9. Prohibited snipe signs. Remove all snipe signs. Complied.
10. Multiple Business Operating without a license (CAM, Just Insurance, Beauty Supply-UHAUL, Optical, ROZO BTR is incomplete, and Falanchii Boutique, Natalia Studio Spa does not have a BTR). Obtain Business Tax Receipt License, contact Michelle Grooms from Business Tax receipt Dept at 954-966-4600, ex 214. All Business are required to display their Town of Pembroke Park Business Certificate in each unit.
11. Abandon vehicles on property. Remove any vehicle in deplorable condition or without a current tag. Complied.
12. Parking lot has multiple stripes and does not follow the zoning code. Obtain plans, permit and inspection to pave and re-stripe.
13. Prohibited "For Rent" sign. For rent is not up to code. Remove Banner and replace with sign that follows the code. Complied.
14. Tenant Buildout without a Building Permit in unit 11. Obtain a contractor to obtain plans for a permit and inspections.
15. "Enchanted Candels" channel letter sign removed without a permit. Obtain an after the fact permit.
16. Installed multiple change of copies on monument sign without a permit. Obtain plans, an after the fact permit and inspections.
17. Remove all abandon signs from Business no longer there with a demolition permit.
18. Prohibited sandwich signs. Remove all sandwich signs or A frame signs. Complied.
19. All windows must have visibility for public safety remove any signs, structures, items or tinting that impairs visibility. The Code only allows for windows to be covered by 25 % per window.

Double permit fee assessed.
Please contact the Building Dept. to obtain a permit or for any permit questions at 954-966-4600, ext. 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/7/2022		Notice of Violation	Regular Mail
5/3/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022		Affidavit of Compliance	Hand

Case Overview

5/18/2022	5/18/2022	Final Order	Certified Mail Hand
6/29/2022	7/20/2022	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 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	5/18/2022
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: 7/20/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-176. - Annual renewal and delinquent renewal penalties.	(a)A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.(b)Upon the issuance of a certificate of use for a building or premises, an annual inspection will be conducted thereafter to determine that each building or premises complies with all...	Not in Compliance - Reinspection Date: 7/20/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 7/20/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	Not in Compliance - Reinspection Date: 7/20/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-25. - Separate violation for each day of business without business tax receipt.	Each day that a person or business entity engages in, conducts or manages any business, occupation or profession without having first obtained a business tax receipt shall constitute a separate and distinct violation of this Article. (Ord. No. 58-2-1(#7), § 9, 2-4-58; Ord. No. 14-06-04, § 9, 6-11-14)	Not in Compliance - Reinspection Date: 7/20/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 7/20/2022
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: 7/20/2022
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 7/20/2022

Case Overview

SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 7/20/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$250.00
Individual Violation		Individual Violation		$250.00
Individual Violation		Individual Violation		$250.00
Individual Violation		Individual Violation		$250.00
Individual Violation		Individual Violation		$250.00
Individual Violation		Individual Violation		$250.00
Individual Violation		Individual Violation		$250.00
Individual Violation		Individual Violation		$250.00
Individual Violation		Individual Violation		$250.00
Individual Violation		Individual Violation	5/18/2022	$0.00
Individual Violation		Individual Violation	5/18/2022	$0.00
Individual Violation		Individual Violation	5/18/2022	$0.00
Individual Violation		Individual Violation	5/18/2022	$0.00
Individual Violation		Individual Violation	5/18/2022	$0.00
Individual Violation		Individual Violation	5/18/2022	$0.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$2,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$2,350.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HALLANDALE 4520 LLC CASE NO. 6727

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4520 W HALLANDALE BEACH BLVDD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 4520 W HALLANDALE BEACH BLVDD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HALLANDALE 4520 LLC AT 11:16 A.M. ON THE 6 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

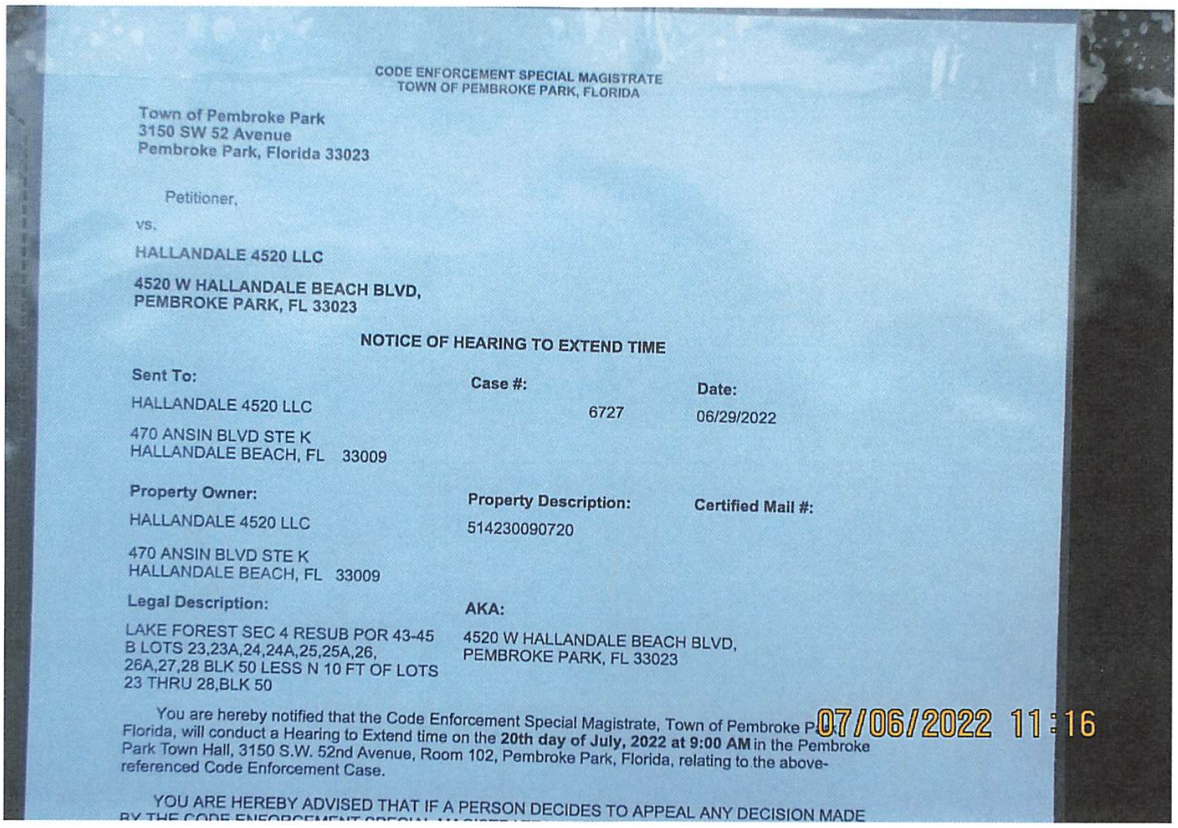
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

HALLANDALE 4520 LLC

4520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:
HALLANDALE 4520 LLC

470 ANSIN BLVD STE K
HALLANDALE BEACH, FL 33009

Case #:
6727

Date:
06/29/2022

Property Owner:
HALLANDALE 4520 LLC

470 ANSIN BLVD STE K
HALLANDALE BEACH, FL 33009

Property Description:
514230090720

Certified Mail #:

Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 23,23A,24,24A,25,25A,26, 26A,27,28 BLK 50 LESS N 10 FT OF LOTS 23 THRU 28,BLK 50

AKA:
4520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

07/06/2022 11:16

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke P... Florida, will conduct a Hearing to Extend time on the **20th day of July, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HALLANDALE 4520 LLC

4520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
HALLANDALE 4520 LLC	6727	06/29/2022
470 ANSIN BLVD STE K HALLANDALE BEACH, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE 4520 LLC	514230090720	
470 ANSIN BLVD STE K HALLANDALE BEACH, FL 33009		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 23,23A,24,24A,25,25A,26, 26A,27,28 BLK 50 LESS N 10 FT OF LOTS 23 THRU 28,BLK 50	4520 W HALLANDALE BEACH BLVD, 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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, FL 33023

Date: 6/28/22

Property Address: 4520 W HALLANDALE BEACH BLVD

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, VERONICA PEREZ (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6727 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 7/20/21 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Signature of Property Owner

VERONICA PEREZ
Print Name of Owner

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 28 day of June, 2022..

Notary
My Commission expires Feb 17, 2026

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

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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, A

Postmark Here

HALLANDALE 4520 LLC
F.O #6727
4520 W HALLANDALE BEACH BOULEVARD,
PEMBROKE PARK, FL, 33023

7021 1970 0000 4565 5387

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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage an
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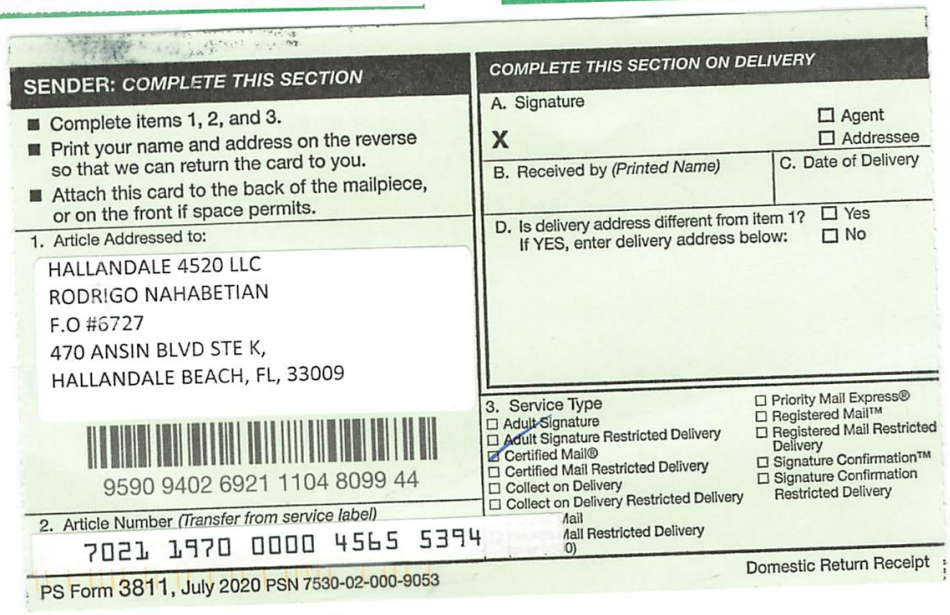
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,

Postmark Here

HALLANDALE 4520 LLC
F.O #6727
470 ANSIN BLVD STE K,
HALLANDALE BEACH, FL, 33009

7021 1970 0000 4565 5394



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:

HALLANDALE 4520 LLC
RODRIGO NAHABETIAN
F.O #6727
470 ANSIN BLVD STE K,
HALLANDALE BEACH, FL, 33009

9590 9402 6921 1104 8099 44

2. Article Number (Transfer from service label)
7021 1970 0000 4565 5394

COMPLETE THIS SECTION ON DELIVERY

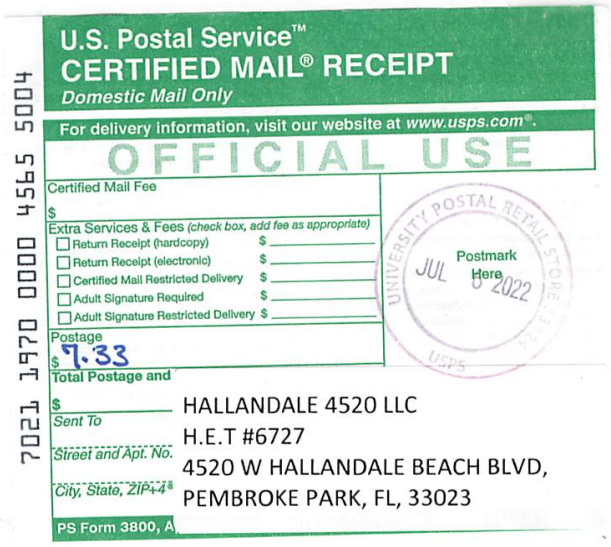
A. Signature
X
☐ Agent
☐ Addressee

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



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
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☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and
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JUL 6 2022
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HALLANDALE 4520 LLC
H.E.T #6727
4520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

7021 1970 0000 4565 5004

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Postmark Here
JUL 6 2022
UNIVERSITY POSTAL RETAIL STORE
USPS

HALLANDALE 4520 LLC
H.E.T #6727
470 ANSIN BLVD STE K,
HALLANDALE BEACH, FL, 33009

7021 1970 0000 4565 4953

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. HALLANDALE 4520 LLC Respondent(s)	)	Case No.: 6727

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: HALLANDALE 4520 LLC

FOLIO NO.: 5142 30 09 0720

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 23,23A,24,24A,25,25A,26, 26A,27,28 BLK 50 LESS N 10 FT OF LOTS 23 THRU 28,BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(f)(h)(k)(m); 5-105; 5-17; 15-17; 15-176; 15-177; 15-23; 15-25; 15-28; 21-19; 21-21(7) and 21-23(a). 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)(f)(h)(k)(m); 5-105; 5-17; 15-17; 15-176; 15-177; 15-23; 15-25; 15-28; 21-19; 21-21(7) and 21-23(a) **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

There are eight (8) violations still pending.

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 2022.

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

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ✓ No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 20 day of May, 2022.

Nazly Cardona CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE 4520 LLC	470 ANSIN BLVD STE K HALLANDALE BEACH, FL 33009	4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6727 **Date Next Inspection** 5/18/2022

Notes

1. Exterior roof facades have dirt build up. Pressure wash, repair and paint. Complied.
2. Dead palm tree. Replace palm tree with a new one. Complied
3. Prohibited banner signs. Remove all banner signs. - Complied
4. Prohibited digital signs. Remove all digital signs. - 5/17/22
5. Prohibited neon signs and lights. Remove all neon signs and lights. Progress - 5/17/22
6. Installed electrical cameras without a permit. Obtain plans, an after the fact permit and inspections. - Permit
7. Exterior maintenance of common areas required. Pressure wash sidewalks, steps or any pathways. Complied.
8. Monument sign is faded and rusted; maintenance required. Wash, repair & paint. Needs work
9. Prohibited snipe signs. Remove all snipe signs. Complied. Not Removed
10. Multiple Business Operating without a license (CAM, Just Insurance, Beauty Supply-UHAUL, Optical, ROZO BTR is incomplete, and Falanchii Boutique, Natalia Studio Spa does not have a BTR). Obtain Business Tax Receipt License, contact Michelle Grooms from Business Tax receipt Dept at 954-966-4600, ex 214. All Business are required to display their Town of Pembroke Park Business Certificate in each unit.
11. Abandon vehicles on property. Remove any vehicle in deplorable condition or without a current tag. Complied.
12. Parking lot has multiple stripes and does not follow the zoning code. Obtain plans, permit and inspection to pave and re-stripe. Permit pulled
13. Prohibited "For Rent" sign. For rent is not up to code. Remove Banner and replace with sign that follows the code. Complied.
14. Tenant Buildout without a Building Permit in unit 11. Obtain a contractor to obtain plans for a permit and inspections. Permit for demo required / Tenant moved out
15. "Enchanted Candels" channel letter sign removed without a permit. Obtain an after the fact permit. Permit
16. Installed multiple change of copies on monument sign without a permit. Obtain plans, an after the fact permit and inspections. In progress
17. Remove all abandon signs from Business no longer there with a demolition permit. - Comp
18. Prohibited sandwich signs. Remove all sandwich signs or A frame signs. Complied. - Comp
19. All windows must have visibility for public safety remove any signs, structures, items or tinting that impairs visibility. The Code only allows for windows to be covered by 25 % per window. Double permit fee assessed. In progress

Please contact the Building Dept. to obtain a permit or for any permit questions at 954-966-4600, ext. 182.

ROZO NO BTR
OPTICAL NO BTR
Just Insurance NO BTR
Falanchi BTR
Natalia Studio Moved
Beauty Salon BTR
UHAUL SVC Removed

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/7/2022		Notice of Violation	Regular Mail 2/8/22
5/3/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 5/6/22 Certified Mail 5/3/22

Case Overview

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/18/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-176. - Annual renewal and delinquent renewal penalties.	(a)A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.(b)Upon the issuance of a certificate of use for a building or premises, an annual inspection will be conducted thereafter to determine that each building or premises complies with all...	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-25. - Separate violation for each day of business without business tax receipt.	Each day that a person or business entity engages in, conducts or manages any business, occupation or profession without having first obtained a business tax receipt shall constitute a separate and distinct violation of this Article. (Ord. No. 58-2-1(#7), § 9, 2-4-58; Ord. No. 14-06-04, § 9, 6-11-14)	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 5/18/2022
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: 5/18/2022
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 5/18/2022

Case Overview

SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 5/18/2022

TOWN OF PEMBROKE PARK
BUILDING PERMIT

PERMIT No. 2211662-0 **DATE** 4/26/2022 4:10:15 PM

OWNER HALLANDALE 4520 LLC

CONTRACTOR WILFERZ BUILDERS LLC **STATE CERTIFIED** FL

ADDRESS 4520 W HALLANDALE BEACH BLVD UNIT 11

SUBDIVISION 0

LOT 11 **BLOCK** 0

Inkforce 93597

PURPOSE

VIOLATION 6727: REMOVE CABLES FROM SIGN

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

95597 (E) FRANCAR ELECTRICAL CONTRACTOR [EC13009281]

95598 (B) WILFERZ BUILDERS LLC [CBC1262231]

STRUCTURAL INSPECTIONS	ELECTRICAL INSPECTIONS	PLUMBING INSPECTIONS
Final Building Inspection	Final Electrical ~~7-5-22~~ 5-17-22	
ZONING INSPECTIONS	**MECHANICAL INSPECTIONS**	**FIRE INSPECTIONS**
		ENGINEERING INSPECTIONS

General Notes

TOWN OF PEMBROKE PARK
BUILDING PERMIT

PERMIT No. 2211661-0 **DATE** 4/26/2022 4:07:33 PM

OWNER HALLANDALE 4520 LLC

CONTRACTOR FRANCAR ELECTRICAL CONTRACTOR **STATE CERTIFIED** FL

ADDRESS 4520 W HALLANDALE BEACH BLVD

SUBDIVISION 0

LOT 0 **BLOCK** 0

PURPOSE

VIOLATION 6727: SECURITY SYSTEM (CAMARA INSTALLATION)

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

95600 (E) FRANCAR ELECTRICAL CONTRACTOR [EC13009281]

STRUCTURAL INSPECTIONS	ELECTRICAL INSPECTIONS	PLUMBING INSPECTIONS
	Low Voltage final 5-17-22	
	Low Voltage rough 5-17-22	
ZONING INSPECTIONS	MECHANICAL INSPECTIONS	FIRE INSPECTIONS
		ENGINEERING INSPECTIONS

General Notes

1. **Job value**
   - **Scope of the project:** Installation and configuration of 13 security cameras on the Parking lot.
2. **Description of work**
   - Cabling installation.
   - Installation and configuration of DVR.
   - Installation and configuration of cameras.
   - Connect cameras to Power Supply and DVR.
3. **Camera System Details**

   CAMERAS:

   - **Model:** LTS CMHR9323D
   - **Quantity:** 12
   - **Max. FPS and Resolution** : 30fps at 1080P
   - **Lens Type** : Varifocal (Manual Zoom) Lens
   - **Lens Size** : 2.8~12mm Lens
   - **Sensor Type** : CMOS
   - **Sensor Size** : 1/3" Sensor
   - **Color** : White
   - **Environmental** : Outdoor
   - **Sensor Size :** 1/3"

   - **Model:** ROHS 060-225WH-VF
   - **Quantity:** 1
   - Support CVI, TVI, AHD, CVBS.
   - **Lens Size** : 2.8~12mm Lens
   - **Max. FPS and Resolution** : 30fps at 1080P
   - **Environmental** : Outdoor

DVR:

- **Model: Uniview - UNV XVR302-16Q-IF**
- Support TVI, AHD, CVI, CVBS, IP cameras with adaptive access
- Support audio over coaxial cable
- 16-channel BNC input
- Up to 8MP resolution for recording
- Support 1-ch HDMI output at up to 4K, 1-ch VGA output at up to 1920*1080

CABLE:

- **Type**: RG95
- **Length**: 2000 ft.

Connectors:

- **Type:** RJ49

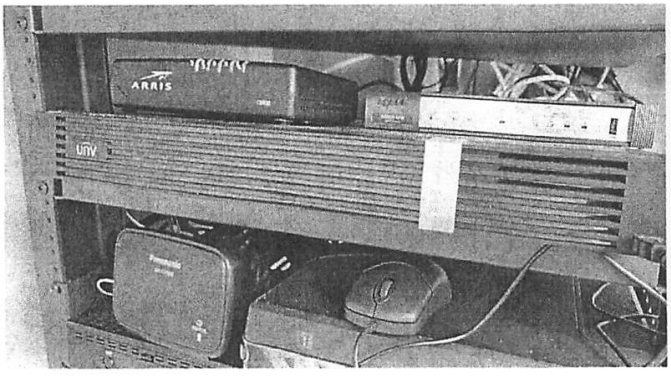
Power Supply:

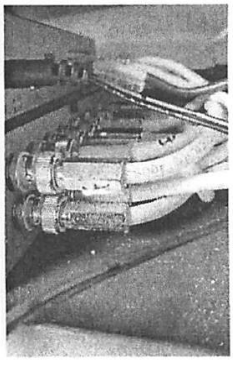
- **Model: AT1215A-D10**
- **Input:** AC120V~,60Hz, 4A
- **Output**: 12=18A, 1PATHS

Mounting hardware:

- **Screws:** 52.
- **Junction box:** 1
- **Wall mount RAC:** 1

Pictures:


ARRIS
unv



POWER SUPPLY
MODEL: AT1215A-D10
INPUT:AC120V~,60Hz,4A
OUTPUT:12==18A,16PATHS
LISTED
MADE IN CHINA

unv
Network Video Recorder
XVR302-16Q-IF
QRCode

TOWN OF PEMBROKE PARK
BUILDING PERMIT

PERMIT No. 2211651-0 **DATE** 4/22/2022 12:39:32 PM

OWNER HALLANDALE 4520 LLC

CONTRACTOR COMPLETE R&R **STATE CERTIFIED** FL

ADDRESS 4520 W HALLANDALE BEACH BLVD

SUBDIVISION 0

LOT 0 **BLOCK** 0

Inkforce 95574

PURPOSE

VIOLATION 6727:SEALING + STRIPING OF EXISTING ASPHALT PARKING LOT

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

95574 (B) COMPLETE R&R [RR0031725]

95575 (ZON) COMPLETE R&R [RR0031725]

STRUCTURAL INSPECTIONS	ELECTRICAL INSPECTIONS	PLUMBING INSPECTIONS
ADA COMPLIANCE		
Final Building Inspection		

ZONING INSPECTIONS	MECHANICAL INSPECTIONS	FIRE INSPECTIONS
Final Zoning 5/17/22		
Pavement 5/17/22		
Striping 5/17/22		

	ENGINEERING INSPECTIONS

General Notes

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 6727

Hasler FIRST-CLASS MAIL
02/08/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:
HALLANDALE 4520 LLC
Rodrigo Nahabetian
470 ANSIN BLVD STE K
HALLANDALE BEACH, FL 33009

Case #:
6727

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 6727

Hasler FIRST-CLASS MAIL
02/08/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Hallandale 4520, LLC
4520 W Hallandale Beach Blvd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 6727

Hasler FIRST-CLASS MAIL
02/08/2022
US POSTAGE $000.53º
ZIP 33023
011D10656696

Esteban Aloia
19300 NE 22nd Ave
North Miami, FL 33180

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

Postage
$ 7.53

Total Postage and F
$

Sent To HALLANDALE 4520 LLC
N.O.H #6727

Street and Apt. No., 4520 W HALLANDALE BEACH BOULEVARD,

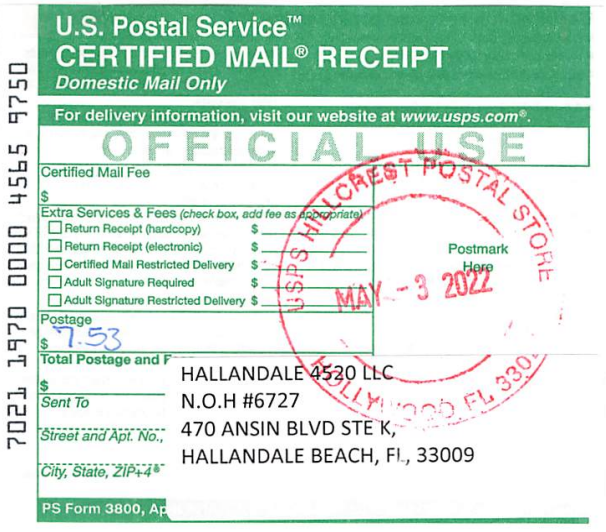
City, State, ZIP+4® PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

7021 1970 0000 4565 9743

USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
MAY - 3 2022

Postmark Here



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

Postage
$ 7.53

Total Postage and F
$

Sent To HALLANDALE 4520 LLC
N.O.H #6727

Street and Apt. No., 470 ANSIN BLVD STE K,

City, State, ZIP+4® HALLANDALE BEACH, FL, 33009

PS Form 3800, Ap

7021 1970 0000 4565 9750

USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
MAY - 3 2022

Postmark Here

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

Detail by Entity Name

Florida Limited Liability Company
HALLANDALE 4520, LLC

Filing Information

Document Number	L17000124021
FEI/EIN Number	82-1787067
Date Filed	06/06/2017
State	FL
Status	ACTIVE

Principal Address

470 ANSIN BLVD STE K
HALLANDALE, FL 33009

Mailing Address

470 ANSIN BLVD STE K
HALLANDALE, FL 33009

Registered Agent Name & Address

NAHABETIAN, RODRIGO
470 ANSIN BLVD STE K
HALLANDALE, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

ALOIA, ESTEBAN
19300 NE 22ND AVE
NORTH MIAMI, FL 33180

Annual Reports

Report Year	Filed Date
2020	01/17/2020
2021	01/12/2021
2022	01/23/2022

Document Images

01/23/2022 -- ANNUAL REPORT View image in PDF format

01/12/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
01/22/2019 -- ANNUAL REPORT	View image in PDF format
01/26/2018 -- ANNUAL REPORT	View image in PDF format
06/06/2017 -- Florida Limited Liability	View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4520 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	HALLANDALE 4520 LLC
Mailing Address	470 ANSIN BLVD STE K HALLANDALE BEACH FL 33009

ID #	5142 30 09 0720
Millage	0613
Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 23,23A,24,24A,25,25A,26, 26A,27,28 BLK 50 LESS N 10 FT OF LOTS 23 THRU 28,BLK 50

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$552,660	$2,921,160	$3,473,820	$3,473,820	
2021	$552,660	$2,921,160	$3,473,820	$3,473,820	$74,703.12
2020	$552,660	$2,921,160	$3,473,820	$3,473,820	$74,971.28

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,473,820	$3,473,820	$3,473,820	$3,473,820
Portability	0	0	0	0
Assessed/SOH	$3,473,820	$3,473,820	$3,473,820	$3,473,820
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	$3,473,820	$3,473,820	$3,473,820	$3,473,820

Sales History

Date	Type	Price	Book/Page or CIN
7/6/2017	WD-D	$5,100,000	114501403
11/14/2016	WD-T	$100	114083045
5/8/2013	WD-E	$440,000	111578224
6/28/2002	SWD	$325,000	33458 / 1213
11/28/2000	CET	$200,000	31092 / 380

Land Calculations

Price	Factor	Type
$11.00	50,242	SF
Adj. Bldg. S.F. (Card, Sketch)		12878
Eff./Act. Year Built: 2016/2015		

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.	)
	)
HALLANDALE 4520 LLC	CASE NO. 6727
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HALLANDALE 4520 LLC AT 10:04 AM. ON THE 6 DAY OF MAY 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

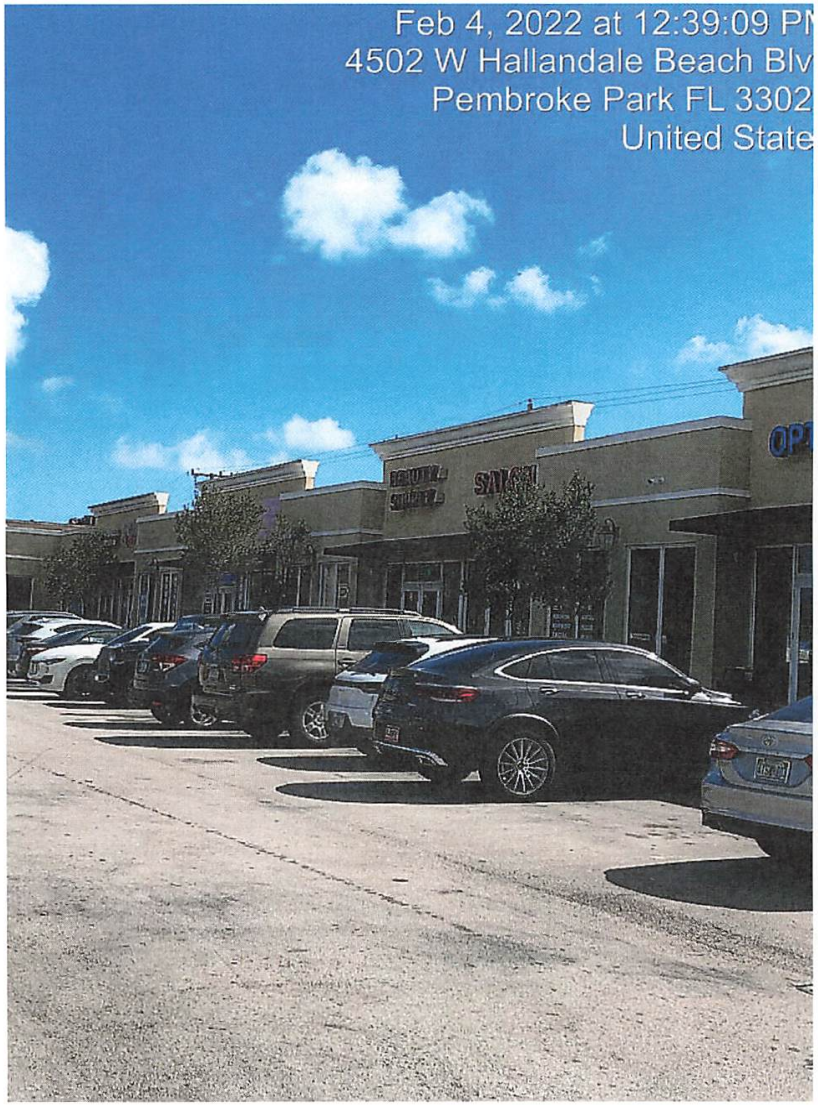
Signature

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

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

Feb 4, 2022 at 12:38:59 PI
4502 W Hallandale Beach Blv
Pembroke Park FL 3302
United State
ROZO
NATALIA STUDIO SPA
SPIRITUAL CANDLES
LUCKY BATH
CONSULTING
CANDLES

Feb 4, 2022 at 12:39:06 PI
4502 W Hallandale Beach Blv
Pembroke Park FL 3302
United State
OPTICAL
SMOKE SHOP
OPEN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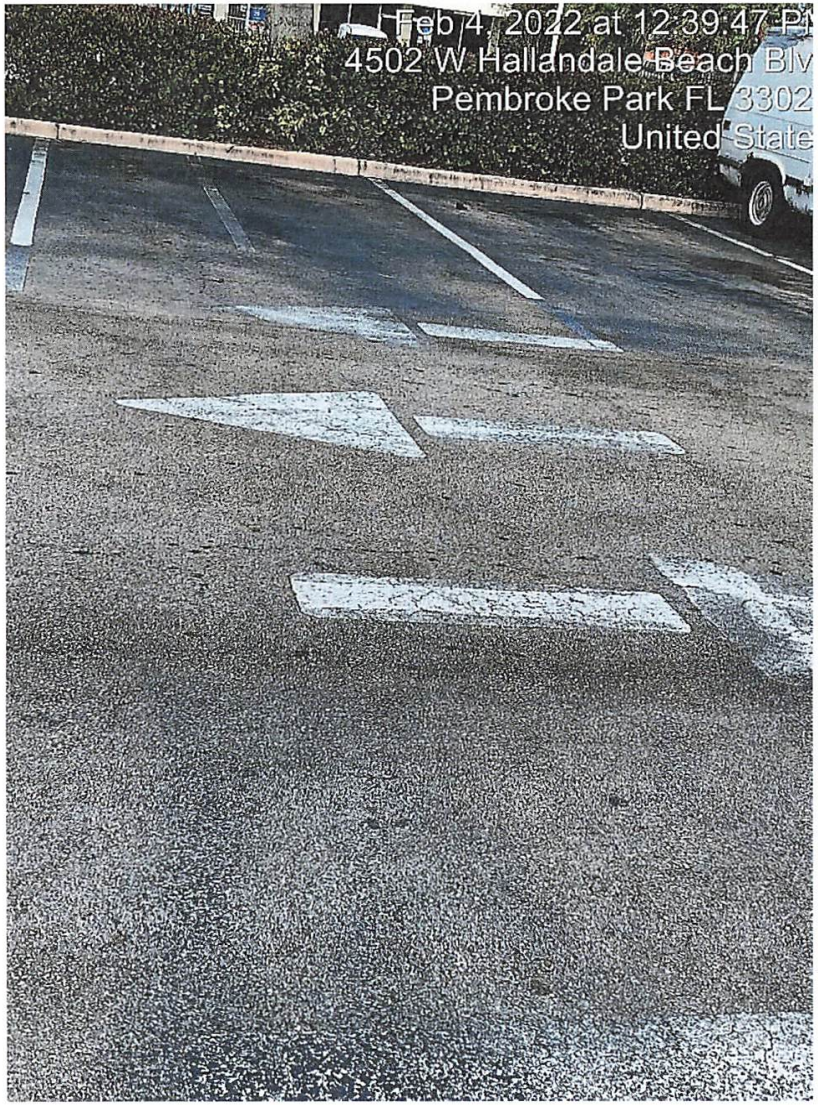
4502 W Hallandale Beach Blv
Pembroke Park FL 3302
United State

Feb 4, 2022 at 12:39:42 PM
4502 W Hallandale Beach Blv
Pembroke Park FL 3302
United State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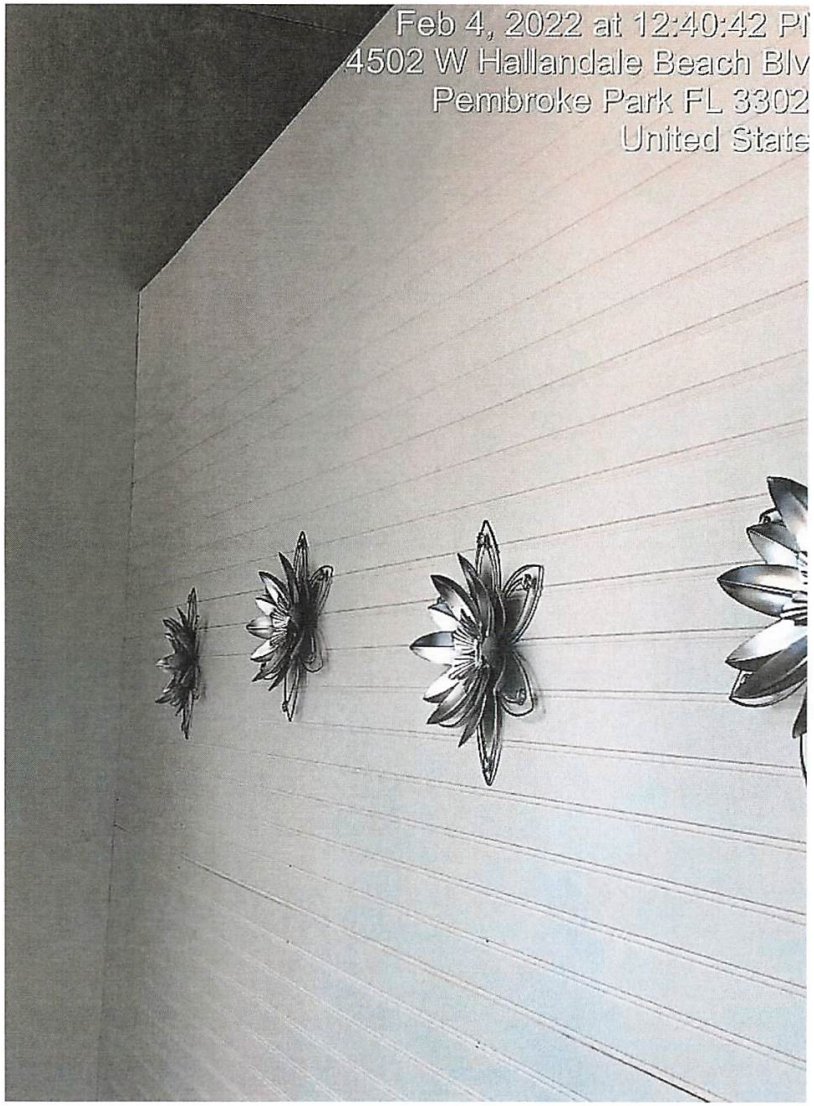
4502 W Hallandale Beach Blv
Pembroke Park FL 3302
United State

Feb 4, 2022 at 12:40:00 PM
4502 W Hallandale Beach Blv
Pembroke Park FL 3302
United State
STUDIO SPA
11
Come in
WE'RE
OPEN

Feb 4, 2022 at 12:40:03 PI
4502 W Hallandale Beach Blv
Pembroke Park FL 3302
United State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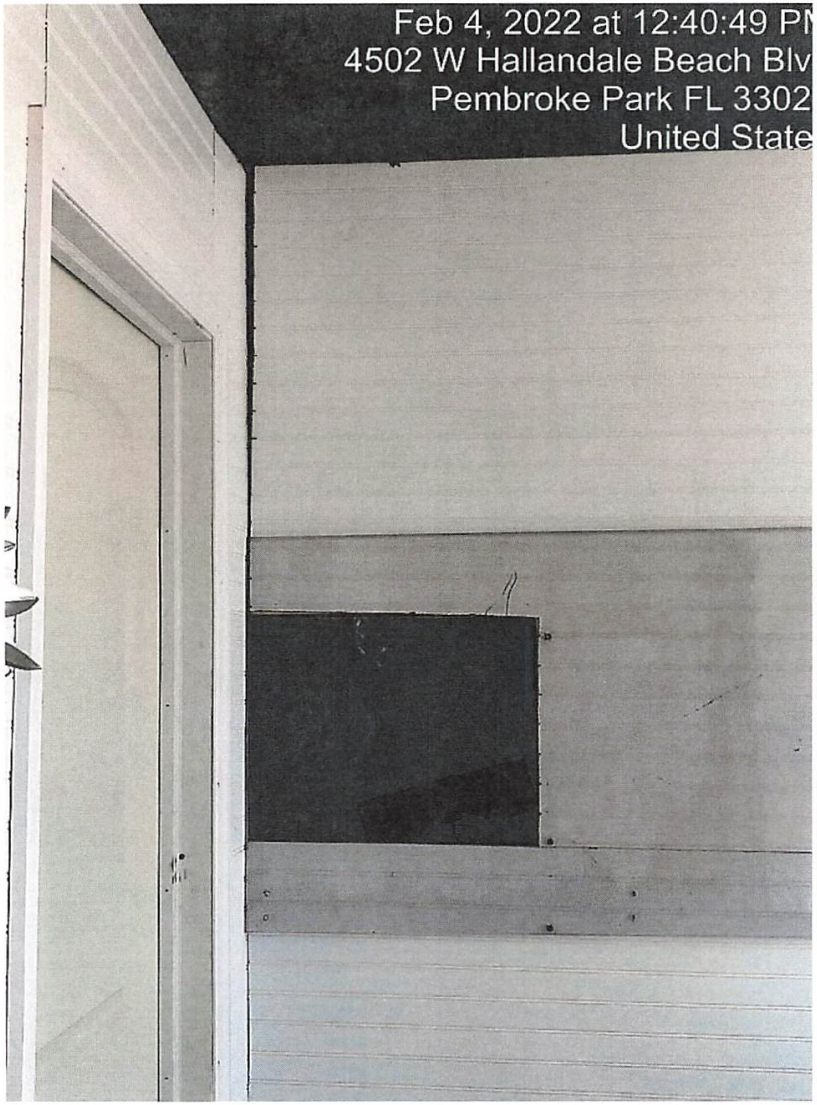
Pembroke Park FL 3302
United State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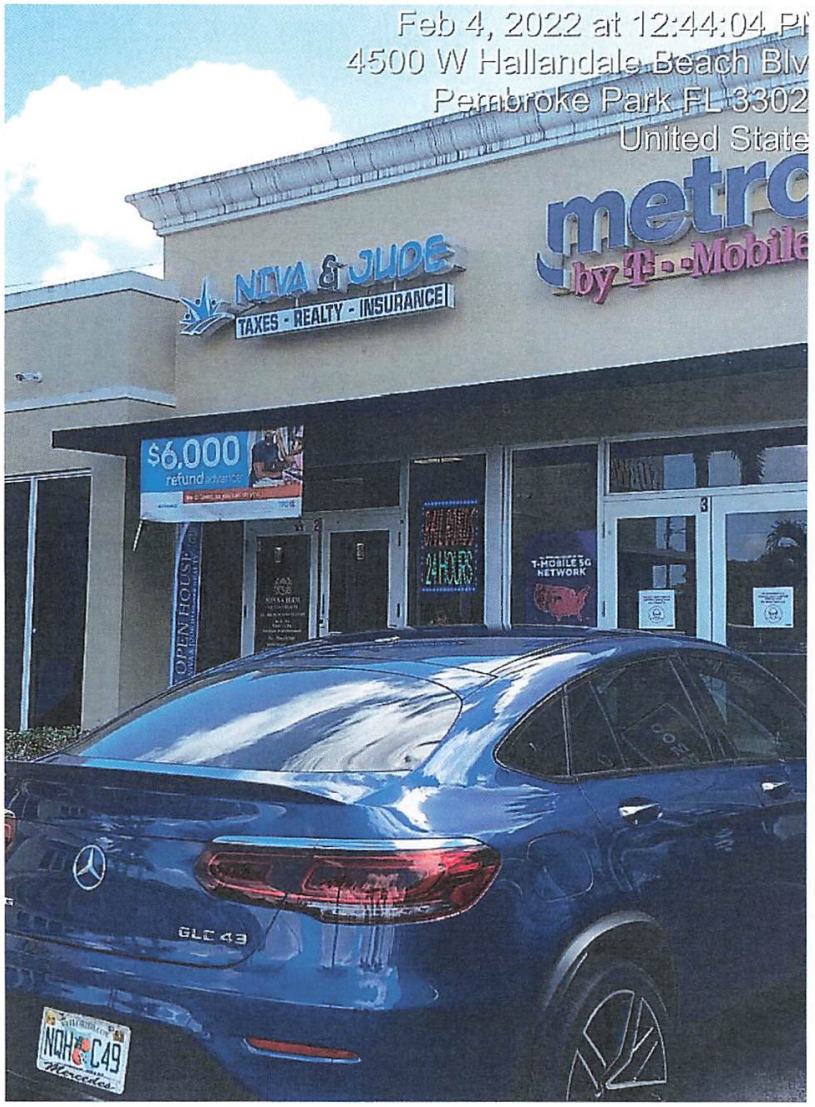
4502 W Hallandale Beach Blv
Pembroke Park FL 3302
United State

Feb 4, 2022 at 12:42:44 PM
4502 W Hallandale Beach Blv
Pembroke Park FL 3302
United State
SUBWAY
SMOKE
SHOP

Feb 4, 2022 at 12:42:49 PM
4502 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

Feb 4, 2022 at 12:43:08 PM
4502 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
888-ADMIT-IT

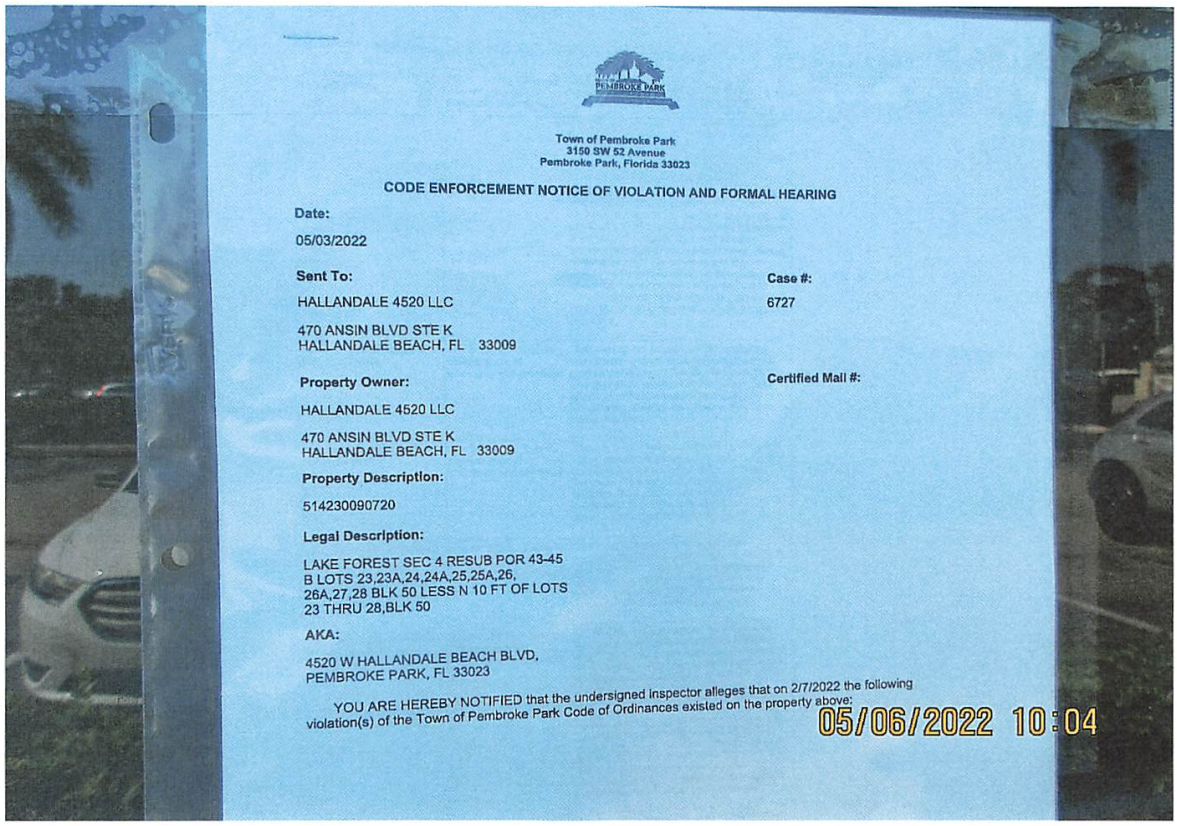
Feb 4, 2022 at 12:43:28 PM
4500 W Hallandale Beach Blv
Pembroke Park FL 3302
United State
Just Insurance
Brokers
Talanchii Boutique
INSURANCE
HOMEOWN


Feb 4, 2022 at 12:44:04 PM
4500 W Hallandale Beach Blv
Pembroke Park FL 3302
United State
NIVA & JUDE
TAXES - REALTY - INSURANCE
metro
by T-Mobile
$6,000
refund advance
GLC 43

Feb 4, 2022 at 12:46:41 PI
4520 W Hallandale Beach Blv
Pembroke Park FL 3302
United State
PASTA
SALAD
WINGS

Feb 4, 2022 at 12:47:07 PI
4520 W Hallandale Beach Blv
Pembroke Park FL 3302
United State
4520 HALLANDALE PLAZA
BARBERSHOP
SUBWAY
NIVA & JUDE
ENTERPRISES
NAILS & SPA
Hungry Howie's
FLAVORED CRUST PIZZA
metro
Hair By Sharon
Just
Insurance
GOODNESS & MERCY AFRICAN MARKET
SMOKESHOP
CAM
OPTICAL
TAX & ACCOUNTING

Feb 4, 2022 at 12:47:10 PM
4520 W Hallandale Beach Blv
Pembroke Park, FL 3302
United State
FOR
RENT
(954)
13-5487
SPA



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/03/2022

Sent To:

HALLANDALE 4520 LLC

470 ANSIN BLVD STE K
HALLANDALE BEACH, FL 33009

Case #:

6727

Property Owner:

HALLANDALE 4520 LLC

470 ANSIN BLVD STE K
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514230090720

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 23,23A,24,24A,25,25A,26, 26A,27,28 BLK 50 LESS N 10 FT OF LOTS 23 THRU 28,BLK 50

AKA:

4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/7/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

05/06/2022 10:04

Case Overview

Property/Incident Information

Owner	Address	Site Address
DREWBOY INC	3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6832 **Date Next Inspection** 7/20/2022

Notes

1. Storing abandon vehicles on property. Remove all vehicles with an expired, temporary tag.
2. Parking lot has multiple cracks and shrubbery. Parking lot requires a lot of maintenance, shrubbery removal, paving and striping (obtain permit and inspections from building dept.).
3. Wooden fence is at its lifetime limit. Wooden fence has to be replaced with new wood. Obtain permit and inspections.
4. Trees require trimming. Trim branches overhanging roof and prune trees accordingly.
5. RV parked in a commercial area is prohibited. Remove RV from property.
6. Concrete wall fence has rust stains. Remove rust stains from concrete wall and paint.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/21/2022		Notice of Violation	Certified Mail
3/21/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/22/2022	4/20/2022	Final Order	Certified Mail
7/1/2022	7/20/2022	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 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 7/20/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	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: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2022
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: 7/20/2022
ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	Not in Compliance - Reinspection Date: 7/20/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$6,600.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$6,700.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**

Case Overview

	Fees Outstanding	**$6,700.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DREWBOY INC CASE NO. 6832

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DREWBOY INC AT 11:08 A.M. ON THE 6 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

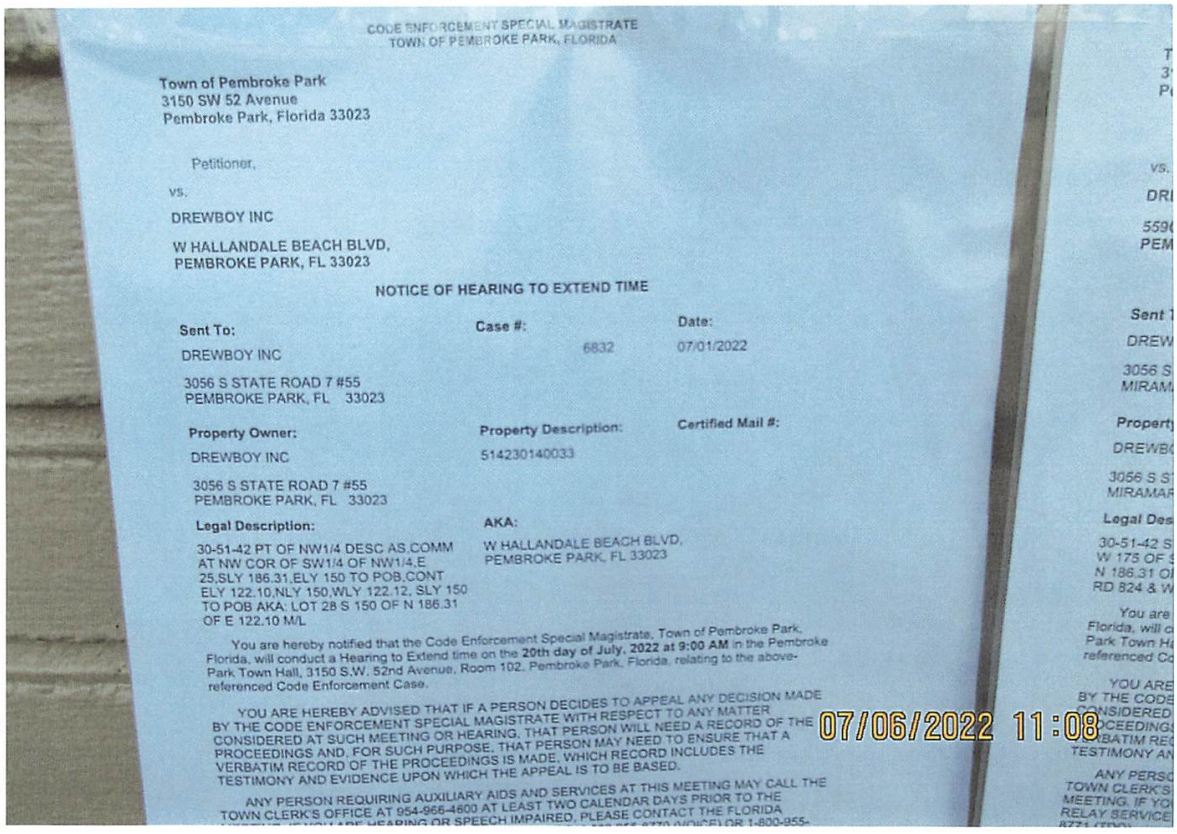
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 11 day of July 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

5590
THE POLO CLUB INC.
07/06/2022 11:08


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
DREWBOY INC
W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
NOTICE OF HEARING TO EXTEND TIME
Sent To:
DREWBOY INC
3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023
Case #:
6832
Date:
07/01/2022
Property Owner:
DREWBOY INC
3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023
Property Description:
514230140033
Certified Mail #:
Legal Description:
30-51-42 PT OF NW1/4 DESC AS COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L
AKA:
W HALLANDALE BEACH BLVD,
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, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE
07/06/2022 11:08

U.S. Postal Service™
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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
$

Sent To
DREWBOY INC

Street and Apt. N
LOWELL REED

City, State, ZIP+4
H.E.T. #6832, #6833
3056 S STATE ROAD 7 #55,
MIRAMAR, FL, 33023

PS Form 3800,

JUL - 1 2022

Postmark Here

USPS

7021 1970 0000 4565 6841

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

Postage
$

Total Postage and F
$

Sent To
DREWBOY INC

Street and Apt. No.,
H.E.T. #6832, #6833
5590 W HALLANDALE BEACH BLVD,

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

PS Form 3800, Ap

JUL - 1 2022

Postmark Here

7021 1970 0000 4565 6834

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

DREWBOY INC

W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
DREWBOY INC 3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	6832	07/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
DREWBOY INC 3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	514230140033	

Legal Description:	**AKA:**
30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L	W HALLANDALE BEACH BLVD, 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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

Dear Magistrate,
I am the owner of the property at 5590 W Hallandale Beach Blvd. There are 2 cases open on this property which I am addressing: #6832 and #6833. I have completed all of the required repairs during the month of April and May with the exception of the Sealcoat and stripe. The permit has been approved for several weeks however the ongoing rain has postponed the job multiple times. We need 2-3 consecutive dry days without any rainfall to complete the project. I am waiting for a break in the weather for the contractor to come and complete the work. I respectfully ask for an extension to finish the job to eliminate any Per diems that may be accruing. I am anxious to get this final project completed so that these cases can be cleared.

Best Regards

Andrew Reed

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6832
Petitioner,)
)
vs.)
)
DREWBOY INC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: DREWBOY INC, 3056 S STATE ROAD 7 #55, PEMBROKE PARK, FL, 33023

FOLIO NO.: 5142 30 14 0033

LEGAL DESCRIPTION: 30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L

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)(e)(h)(i)(j)(k)(m); 5-105; 5-17; 27-33 and 28-262. 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)(e)(h)(i)(j)(k)(m); 5-105; 5-17; 27-33 and 28-262 **WITHIN** 45 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. 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 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Nazly Cardona CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DREWBOY INC
N.O.R.V & N.O.R.H #6832
3056 S STATE ROAD 7 #55,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8016 58

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

7021 0350 0000 2802 0114

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

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:

LOWELL REED
N.O.R.V & N.O.R.H #6832
3056 S STATE ROAD 7 #55,
Miramar , FL, 33023

9590 9402 6921 1104 8016 65

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

7021 0350 0000 2802 0121

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
☐ Signature Confirmation Restricted Delivery

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1. Article Addressed to:

DREWBOY INC
F.O #6832
3056 S STATE ROAD 7 #55,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8012 69

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

7021 1970 0000 4565 9262

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
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☐ Signature Confirmation Restricted Delivery

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

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Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.53

Sent To
DREWBOY INC

Street and Apt. No.
N.O.R.V & N.O.R.H #6832
3056 S STATE ROAD 7 #55,

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

PS Form 3800, A

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MAR 23 2022

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

Postage
$

Total Postage and
$ 7.53

Sent To
LOWELL REED

Street and Apt. No.
N.O.R.V & N.O.R.H #6832
3056 S STATE ROAD 7 #55,

City, State, ZIP+4
Miramar, FL, 33023

PS Form 3800, A

Postmark Here

MAR 23 2022

7021 1970 0000 4565 9279

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

Sent To
LOWELL REED

Street and Apt. No., o
F.O #6832
3056 S STATE ROAD 7 #55,

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

PS Form 3800, Apr

Postmark Here

APR 2 2022

7021 1970 0000 4565 9262

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

Sent To
DREWBOY INC

Street and Apt. No.,
F.O #6832
3056 S STATE ROAD 7 #55,

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

PS Form 3800, Ap

Postmark Here

APR 2 2022

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

LOWELL REED
F.O #6832
3056 S STATE ROAD 7 #55,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8012 76

2. Article Number (Transfer from service label)
7021 1970 0000 4565 9279

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
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- ☐ 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	W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	DREWBOY INC
Mailing Address	3056 S STATE ROAD 7 #55 PEMBROKE PARK FL 33023

ID #	5142 30 14 0033
Millage	0613
Use	28

Abbr Legal Description	30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$206,040	$21,600	$227,640	$227,640	
2021	$206,040	$21,600	$227,640	$227,640	$4,895.29
2020	$293,040	$21,600	$314,640	$245,370	$5,746.14

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$227,640	$227,640	$227,640	$227,640
Portability	0	0	0	0
Assessed/SOH	$227,640	$227,640	$227,640	$227,640
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	$227,640	$227,640	$227,640	$227,640

Sales History

Date	Type	Price	Book/Page or CIN
6/28/2005	WD*	$695,000	40140 / 347
3/6/1996	PRD	$100	24591 / 830
12/17/1982	WD	$165,000	10569 / 252

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	18,315	SF
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
DREWBOY INC.

Filing Information

Document Number	P05000086898
FEI/EIN Number	20-3011682
Date Filed	06/16/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/25/2016

Principal Address

3056 S STATE RD 7
#55
MIRAMAR, FL 33023

Changed: 05/02/2006

Mailing Address

3056 S STATE RD 7 STE 55
#55
MIRAMAR, FL 33023

Changed: 05/02/2006

Registered Agent Name & Address

REED, LOWELL
3056 S STATE RD 7
#55
MIRAMAR, FL 33023

Name Changed: 04/29/2015

Address Changed: 05/02/2006

Officer/Director Detail

Name & Address

Title PDST

REED, LOWELL
3056 S STATE RD 7 STE 55
MIRAMAR, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/23/2019
2020	06/18/2020
2021	04/12/2021

Document Images

04/12/2021 -- ANNUAL REPORT	View image in PDF format
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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DREWBOY INC CASE NO. 6833 & 6832

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5590 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 5590 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DREWBOY INC AT 10:01 A.M. ON THE 5 DAY OF APRIL 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

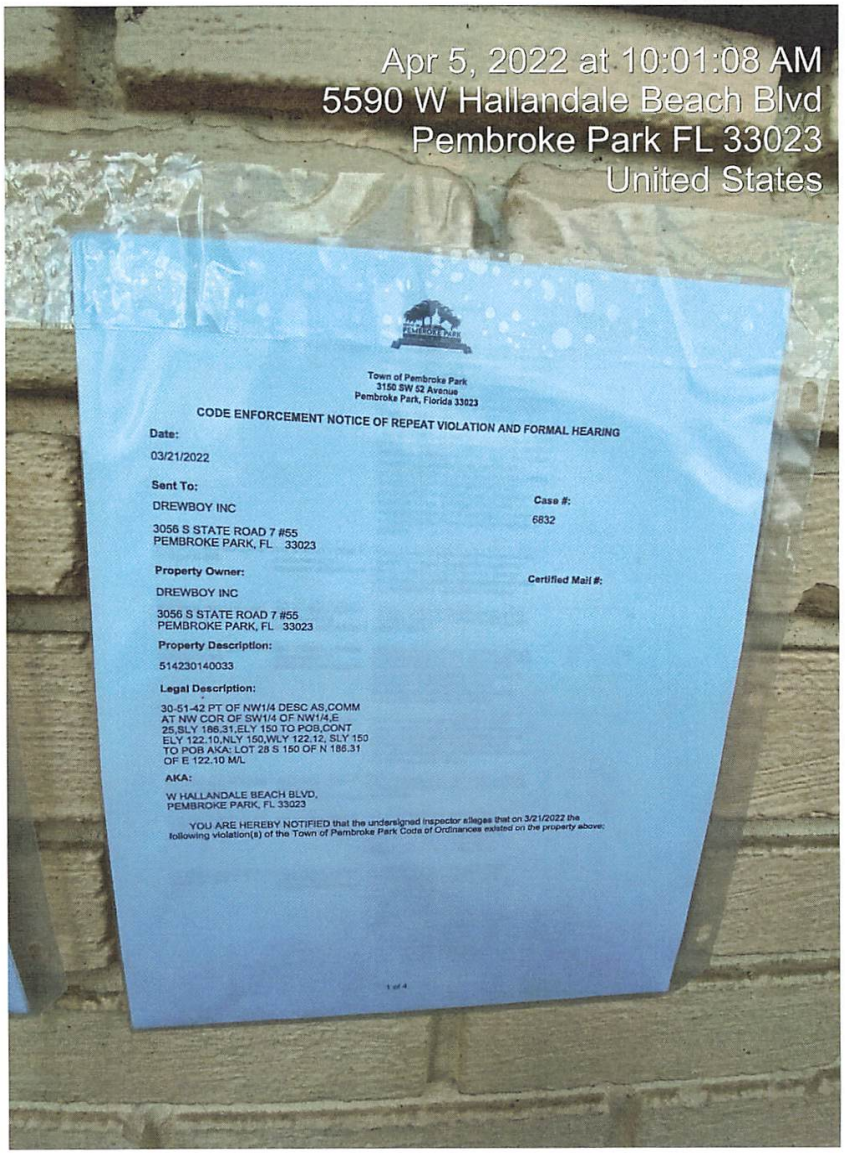
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X 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.

Apr 5, 2022 at 10:01:01 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
5590
THE POLO CLUB INC.


Apr 5, 2022 at 10:01:08 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
03/21/2022
Sent To:
DREWBOY INC
3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023
Case #:
6832
Property Owner:
DREWBOY INC
3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023
Certified Mail #:
Property Description:
514230140033
Legal Description:
30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L
AKA:
W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2022 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 REPEAT VIOLATION AND FORMAL HEARING

Date:

03/21/2022

Sent To:

DREWBOY INC

3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023

Case #:

6832

Property Owner:

DREWBOY INC

3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230140033

Legal Description:

30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L

AKA:

W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15
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)	15
ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	15

1. Storing abandon vehicles on property. Remove all vehicles with an expired, temporary tag.
2. Parking lot has multiple cracks and shrubbery. Parking lot requires a lot of maintenance, shrubbery removal, paving and striping (obtain permit and inspections from building dept.).
3. Wooden fence is at its lifetime limit. Wooden fence has to be replaced with new wood. Obtain permit and inspections.
4. Trees require trimming. Trim branches overhanging roof and prune trees accordingly.
5. RV parked in a commercial area is prohibited. Remove RV from property.
6. Concrete wall fence has rust stains. Remove rust stains from concrete wall and paint.

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 April, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

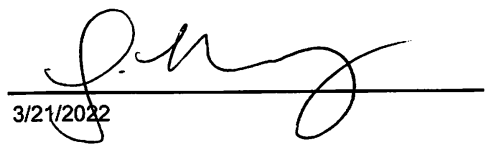
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

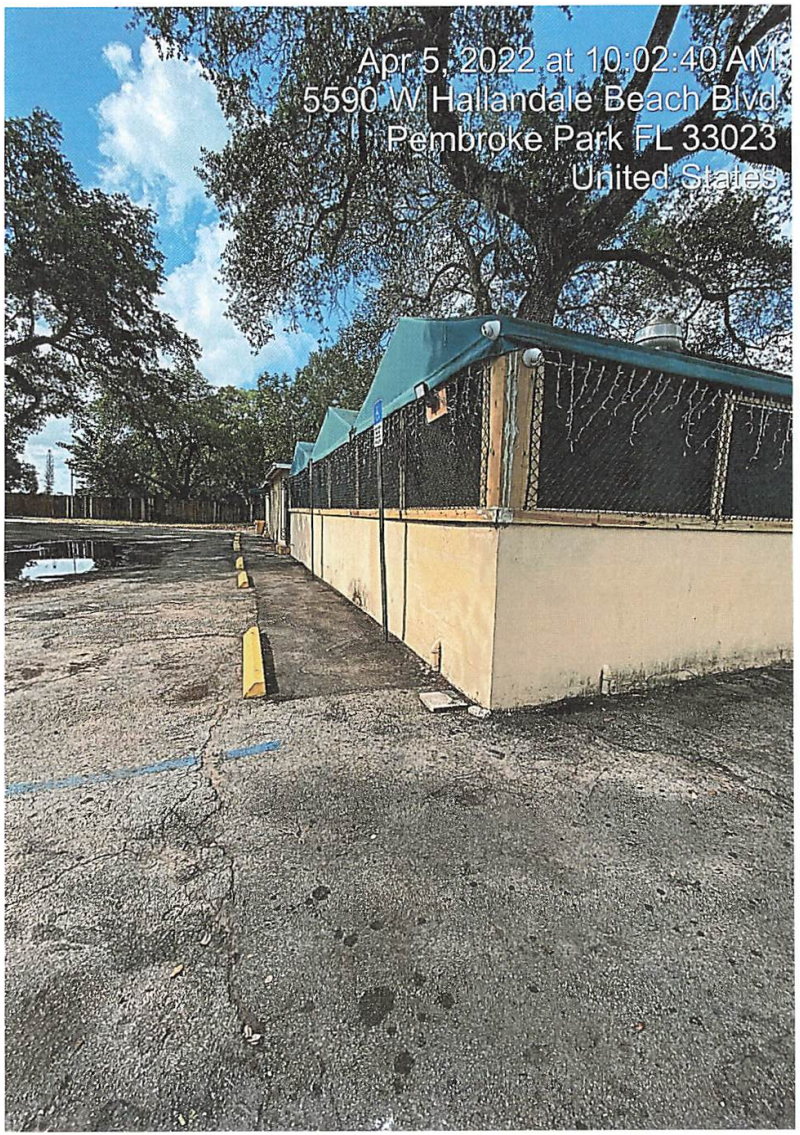
Chief Code Enforcement Officer



3/21/2022

Apr 5, 2022 at 10:02:29 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

Apr 5, 2022 at 10:02:31 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States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Pembroke Park FL 33023
United States

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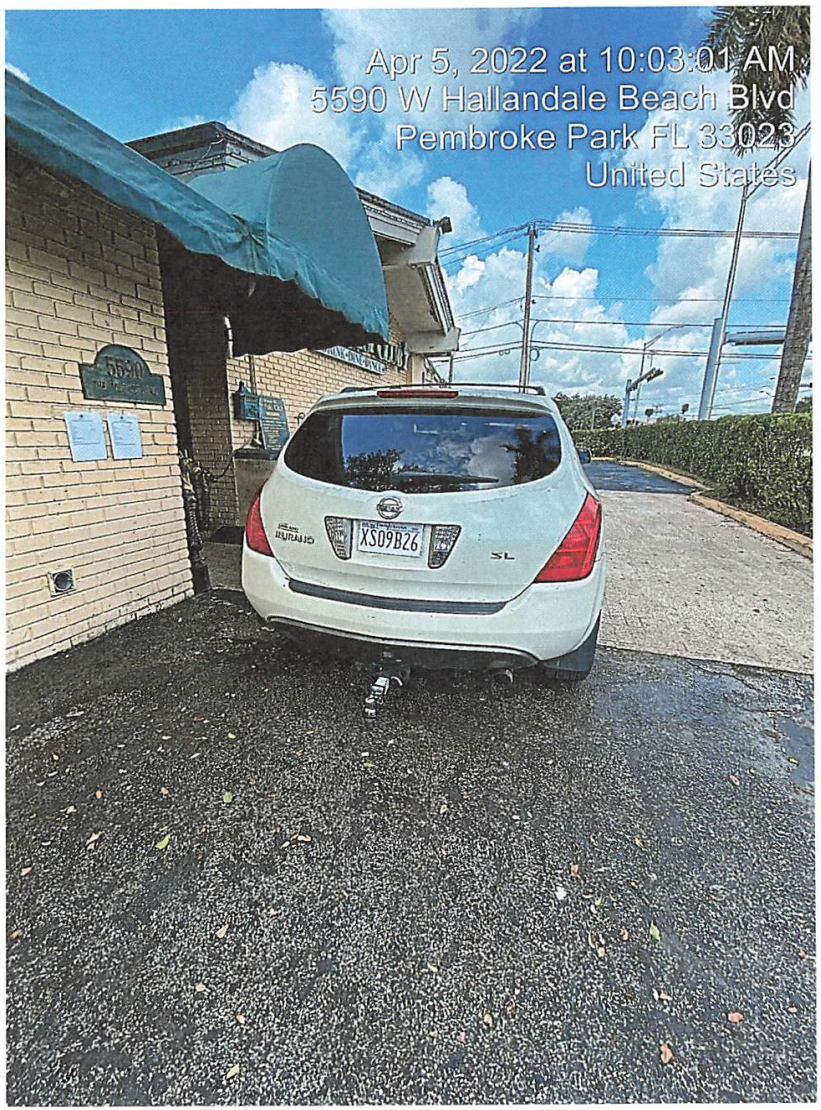
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:03:01 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

Apr 5, 2022 at 10:03:19 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
DREWBOY INC 3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	6832	03/21/2022

Property Owner:	Property Description:	Certified Mail #:
DREWBOY INC 3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	514230140033	

Legal Description:	AKA:
30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	15
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ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	15

Notes/Means of Correction:

1. Storing abandon vehicles on property. Remove all vehicles with an expired, temporary tag.
2. Parking lot has multiple cracks and shrubbery. Parking lot requires a lot of maintenance, shrubbery removal, paving and striping (obtain permit and inspections from building dept.).
3. Wooden fence is at its lifetime limit. Wooden fence has to be replaced with new wood. Obtain permit and inspections.
4. Trees require trimming. Trim branches overhanging roof and prune trees accordingly.
5. RV parked in a commercial area is prohibited. Remove RV from property.
6. Concrete wall fence has rust stains. Remove rust stains from concrete wall and paint.

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.

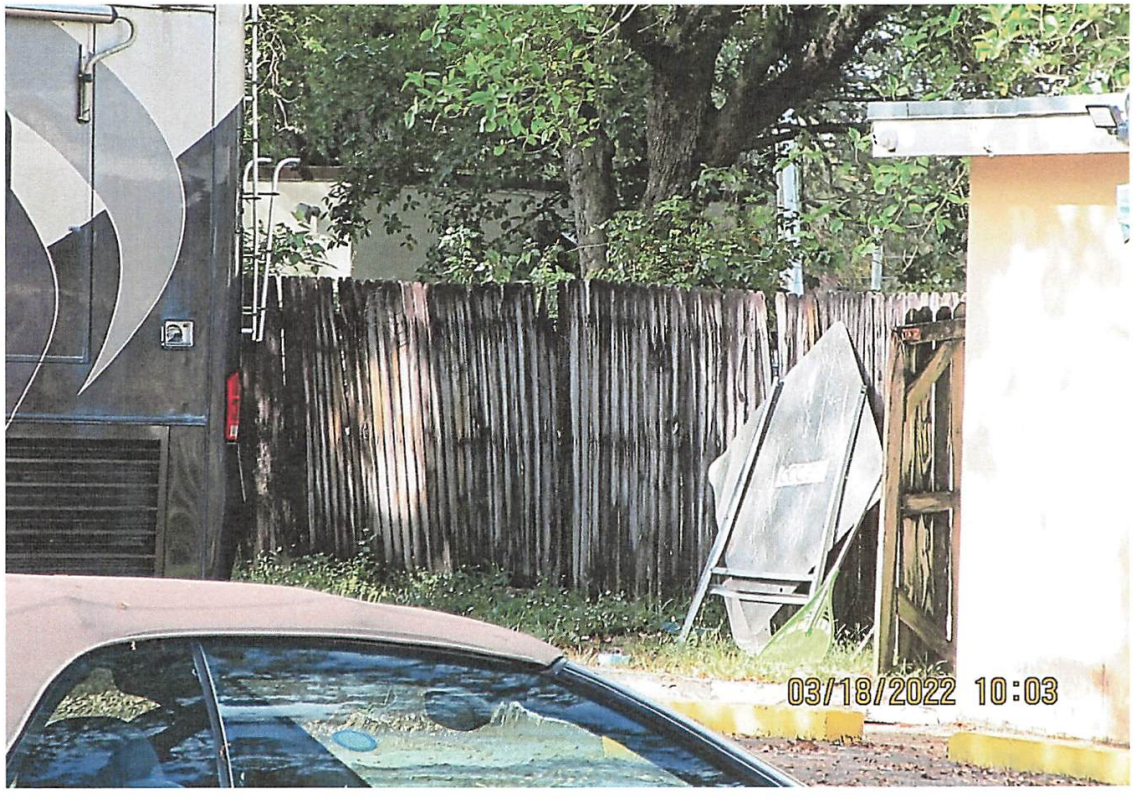
Joseline Ramirez
Chief Code Enforcement Officer

03/18/2022 10:02

03/18/2022 10:03

03/18/2022 10:03

03/18/2022 10:03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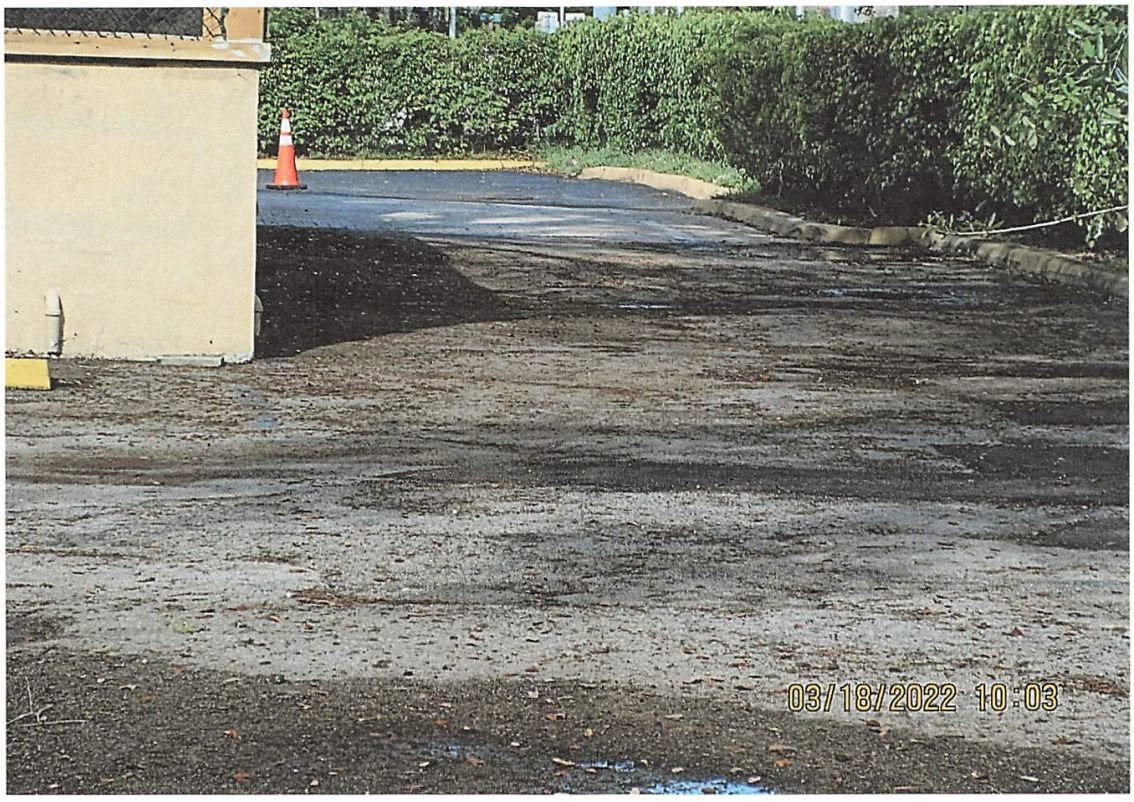

03/18/2022 10:03

RING
DREAM CARS FOR LESS LLC
021622
This tag is verifiable in FCIC/NCIC.
DCJ0662
COLOR
TAN
FLORIDA
Control #
AW04537
DIVISION OF MOTORIST SERVICES
03/18/2022 10:03

03/18/2022 10:04

SL
03/18/2022 10:04

FLORIDAETR.COM
12 08 21
CAA9763
FLORIDA
DIVISION OF MOTORIST SERVICES
STOCK
YEAR
MAKE
MODEL
COLOR white
VIN
03/18/2022 10:04

03/18/2022 10:05

Case Overview

Property/Incident Information

Owner	Address	Site Address
DREWBOY INC	3056 S STATE ROAD 7 #55 MIRAMAR, FL 33023	5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6833 **Date Next Inspection** 7/20/2022

Notes

1. Paved and re-stripped parking lot without a permit. Obtain an after the fact permit and inspections.
2. Roof exterior requires maintenance. Wash or chemically treat roof to remove dirt build up.
3. Storing abandon vehicles on property. Remove vehicles with expired tags or temporary tags.
4. Prohibited outdoor storage. Remove miscellaneous items like furniture, boxes, appliances, supplies or materials and store inside building.
5. Trees require trimming. Trim tree branches overhanging on roof. Prune trees periodically.
6. Exterior of building requires maintenance. Remove dirt build up from exterior walls and common areas. Pressure wash and paint.

Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext 182 to obtain a permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/21/2022		Notice of Violation	Certified Mail
3/21/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/22/2022	4/20/2022	Final Order	Certified Mail
7/1/2022	7/20/2022	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 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 7/20/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	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: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022
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: 7/20/2022

Case Overview

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: 7/20/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$6,600.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$6,700.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$6,700.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DREWBOY INC CASE NO. 6833

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DREWBOY INC AT 11:08 A.M. ON THE 6 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [_] online notarization this 11 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

DREWBOY INC

5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:
DREWBOY INC

3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023

Case #:
6833

Date:
07/01/2022

Property Owner:
DREWBOY INC

3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023

Property Description:
514230140031

Certified Mail #:

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

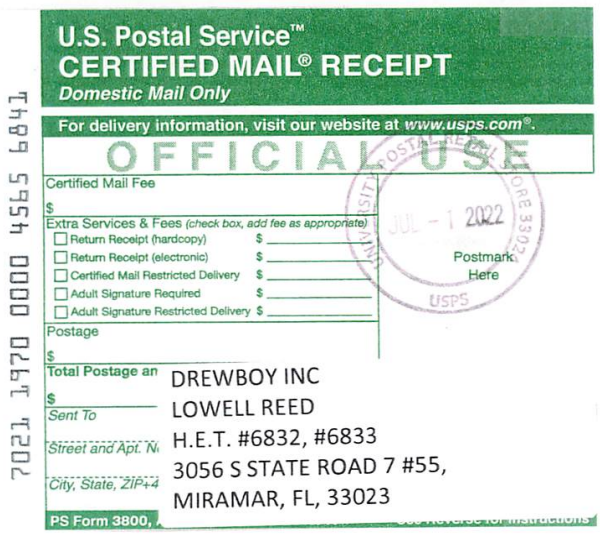
AKA:
5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF 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.

AIDS AND SERVICES AT THIS MEETING MAY CALL THE CALENDAR DAYS PRIOR TO THE FLORIDA

07/06/2022 11:08



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- ☐ Adult Signature Restricted Delivery $

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Total Postage an
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Sent To
DREWBOY INC

Street and Apt. N
LOWELL REED

City, State, ZIP+4
H.E.T. #6832, #6833
3056 S STATE ROAD 7 #55,
MIRAMAR, FL, 33023

PS Form 3800,

JUL - 1 2022

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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and F
$

Sent To
DREWBOY INC

Street and Apt. No.,
H.E.T. #6832, #6833
5590 W HALLANDALE BEACH BLVD,

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

PS Form 3800, Ap

JUL - 1 2022

Postmark Here

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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

DREWBOY INC

5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
DREWBOY INC	6833	07/01/2022
3056 S STATE ROAD 7 #55 MIRAMAR, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
DREWBOY INC	514230140031	
3056 S STATE ROAD 7 #55 MIRAMAR, FL 33023		

Legal Description:	**AKA:**
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	5590 W HALLANDALE BEACH BLVD, 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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

Dear Magistrate,
I am the owner of the property at 5590 W Hallandale Beach Blvd. There are 2 cases open on this property which I am addressing: #6832 and #6833. I have completed all of the required repairs during the month of April and May with the exception of the Sealcoat and stripe. The permit has been approved for several weeks however the ongoing rain has postponed the job multiple times. We need 2-3 consecutive dry days without any rainfall to complete the project. I am waiting for a break in the weather for the contractor to come and complete the work. I respectfully ask for an extension to finish the job to eliminate any Per diems that may be accruing. I am anxious to get this final project completed so that these cases can be cleared.

Best Regards

Andrew Reed

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6833
Petitioner,)
)
vs.)
)
DREWBOY INC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5590 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: DREWBOY INC, 3056 S STATE ROAD 7 #55, PEMBROKE PARK, FL, 33023

FOLIO NO.: 5142 30 14 0031

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) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(c)(f)(g)(h)(i)(j)(k); 5-105; 12-48 and 27-33. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(c)(f)(g)(h)(i)(j)(k); 5-105; 12-48 and 27-33 **WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. 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 20th day of April 2022.

TOWN OF PEMBROKE PARK

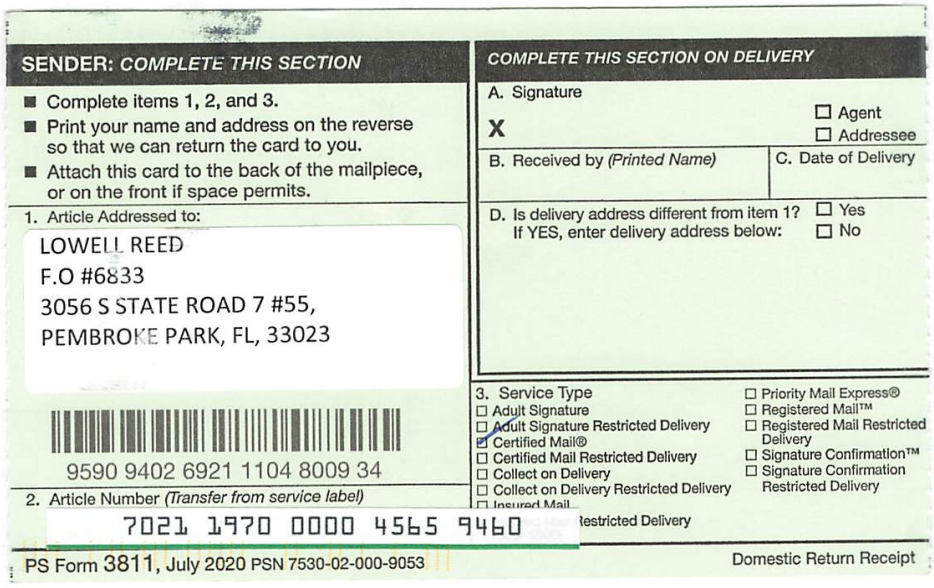
Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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1. Article Addressed to:

LOWELL REED
F.O #6833
3056 S STATE ROAD 7 #55,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8009 34

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

7021 1970 0000 4565 9460

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

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1. Article Addressed to:

DREWBOY INC
N.O.R.V & N.O.R.H #6833
3056 S STATE ROAD 7 #55,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8016 96

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

7021 0350 0000 2802 0152

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If YES, enter delivery address below: ☐ No

3. Service Type

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N.O.R.V & N.O.R.H #6833
3056 S STATE ROAD 7 #55,
PEMBROKE PARK, FL, 33023

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1. Article Addressed to:

DREWBOY INC
F.O #6833
3056 S STATE ROAD 7 #55,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8009 41

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

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X ☐ Agent ☐ Addressee

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

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If YES, enter delivery address below: ☐ No

3. Service Type

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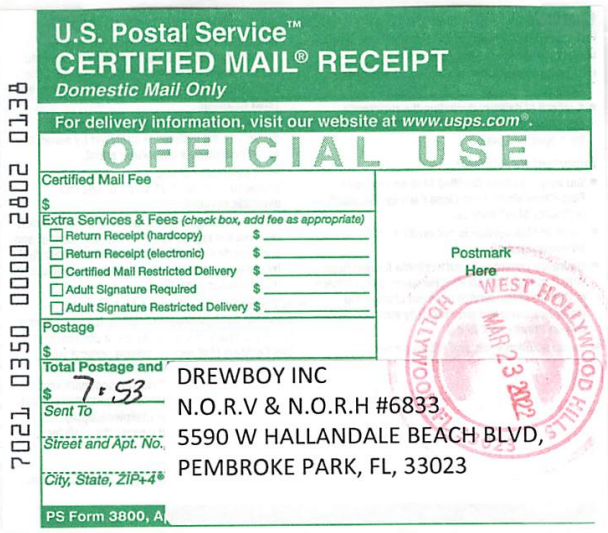
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DREWBOY INC
N.O.R.V & N.O.R.H #6833
5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023
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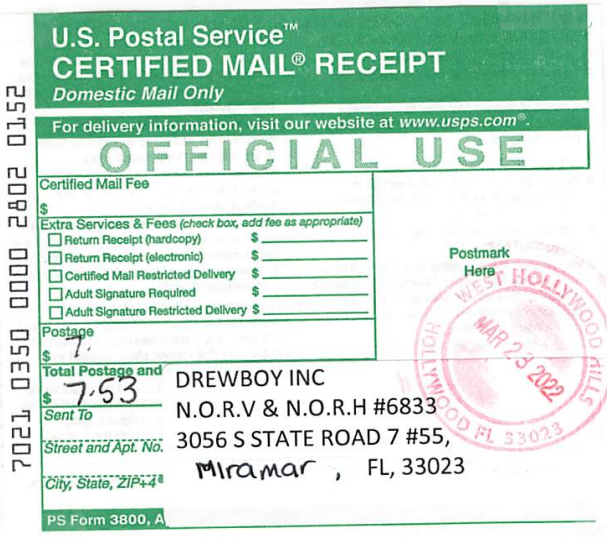
WEST HOLLYWOOD HILLS
MAR 23 2022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Miramar , FL, 33023
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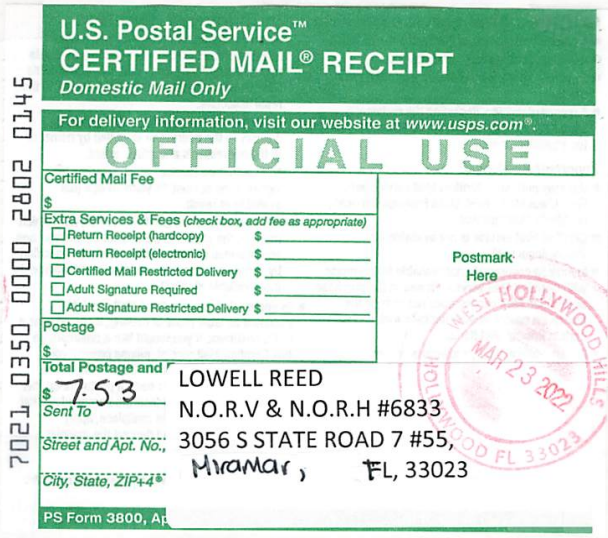
WEST HOLLYWOOD HILLS
MAR 23 2022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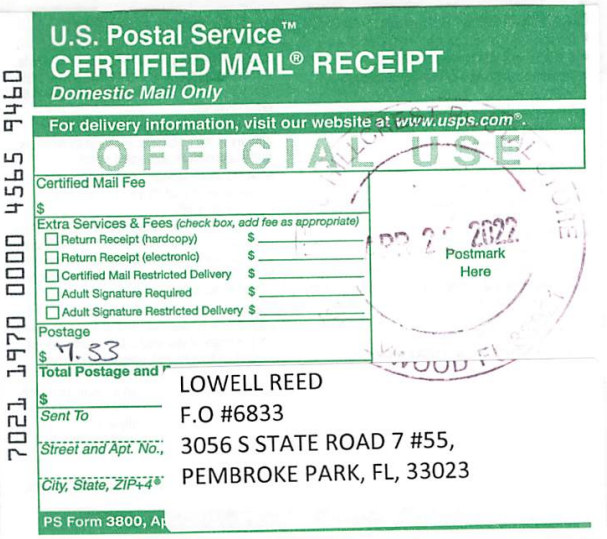
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®
DREWBOY INC
F.O #6833
5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023
PS Form 3800, A
Postmark Here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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
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Adult Signature Restricted Delivery $
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$ 7.33
Total Postage and
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
LOWELL REED
F.O #6833
3056 S STATE ROAD 7 #55,
PEMBROKE PARK, FL, 33023
PS Form 3800, Ap
Postmark Here
APR 22 2022

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5590 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	DREWBOY INC
Mailing Address	3056 S STATE ROAD 7 #55 PEMBROKE PARK FL 33023

ID #	5142 30 14 0031
Millage	0613
Use	21

Abbr 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

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$253,050	$686,550	$939,600	$939,600	
2021	$253,050	$686,550	$939,600	$939,600	$20,205.73
2020	$253,050	$686,550	$939,600	$939,600	$20,278.26

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$939,600	$939,600	$939,600	$939,600
Portability	0	0	0	0
Assessed/SOH	$939,600	$939,600	$939,600	$939,600
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	$939,600	$939,600	$939,600	$939,600

Sales History

Date	Type	Price	Book/Page or CIN
6/28/2005	WD*	$695,000	40140 / 347
12/1/1980	WD	$250,000	9282 / 657
4/1/1979	WD	$250,000	
10/1/1976	WD	$55,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	22,493	SF
Adj. Bldg. S.F. (Card, Sketch)		4415
Eff./Act. Year Built: 1974/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Profit Corporation
DREWBOY INC.

Filing Information

Document Number	P05000086898
FEI/EIN Number	20-3011682
Date Filed	06/16/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/25/2016

Principal Address

3056 S STATE RD 7
#55
MIRAMAR, FL 33023

Changed: 05/02/2006

Mailing Address

3056 S STATE RD 7 STE 55
#55
MIRAMAR, FL 33023

Changed: 05/02/2006

Registered Agent Name & Address

REED, LOWELL
3056 S STATE RD 7
#55
MIRAMAR, FL 33023

Name Changed: 04/29/2015

Address Changed: 05/02/2006

Officer/Director Detail

Name & Address

Title PDST

REED, LOWELL
3056 S STATE RD 7 STE 55
MIRAMAR, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/23/2019
2020	06/18/2020
2021	04/12/2021

Document Images

04/12/2021 -- ANNUAL REPORT	View image in PDF format
06/18/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
10/25/2016 -- REINSTATEMENT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
04/13/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
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04/12/2010 -- ANNUAL REPORT	View image in PDF format
04/07/2009 -- ANNUAL REPORT	View image in PDF format
04/22/2008 -- ANNUAL REPORT	View image in PDF format
04/13/2007 -- ANNUAL REPORT	View image in PDF format
05/02/2006 -- ANNUAL REPORT	View image in PDF format
06/16/2005 -- Domestic Profit	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DREWBOY INC CASE NO. 6833 & 6832

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5590 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 5590 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DREWBOY INC AT 10:01 A.M. ON THE 5 DAY OF APRIL 2022.

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

TYPE OF SERVICE

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

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

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

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

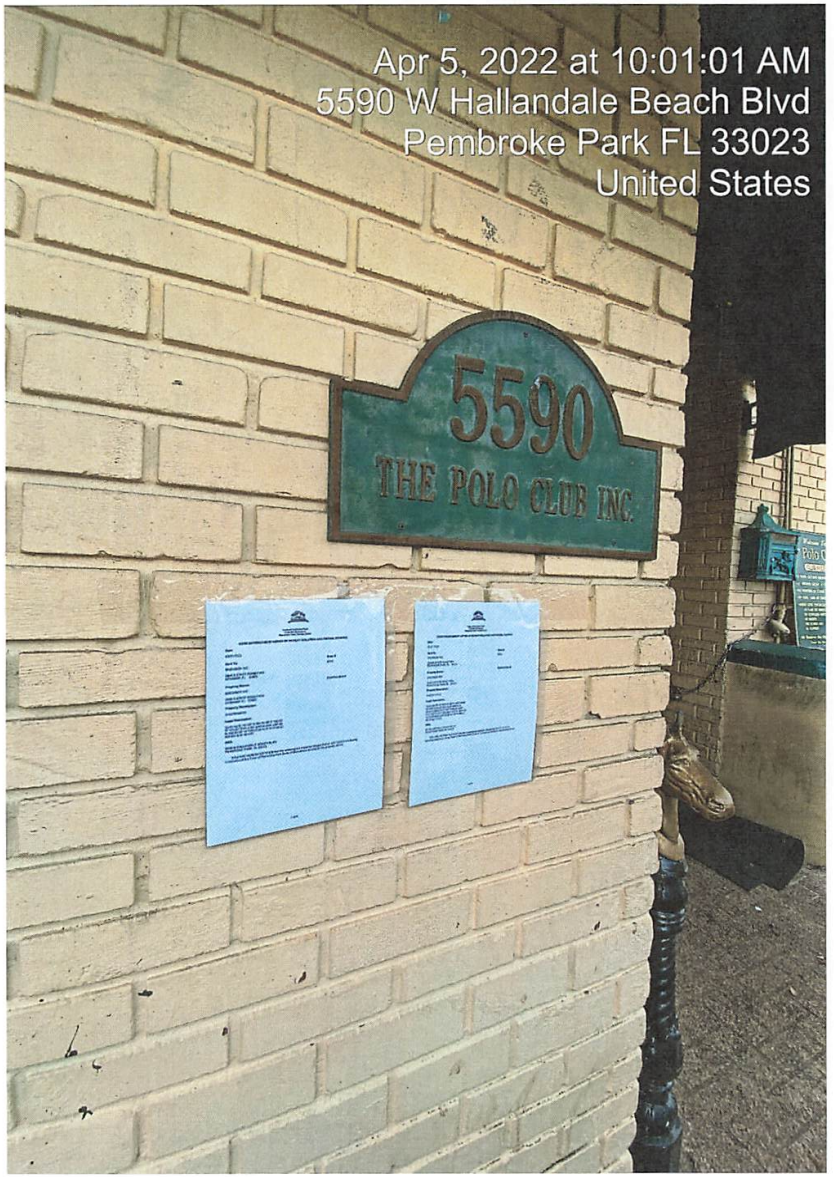
AFFIANT

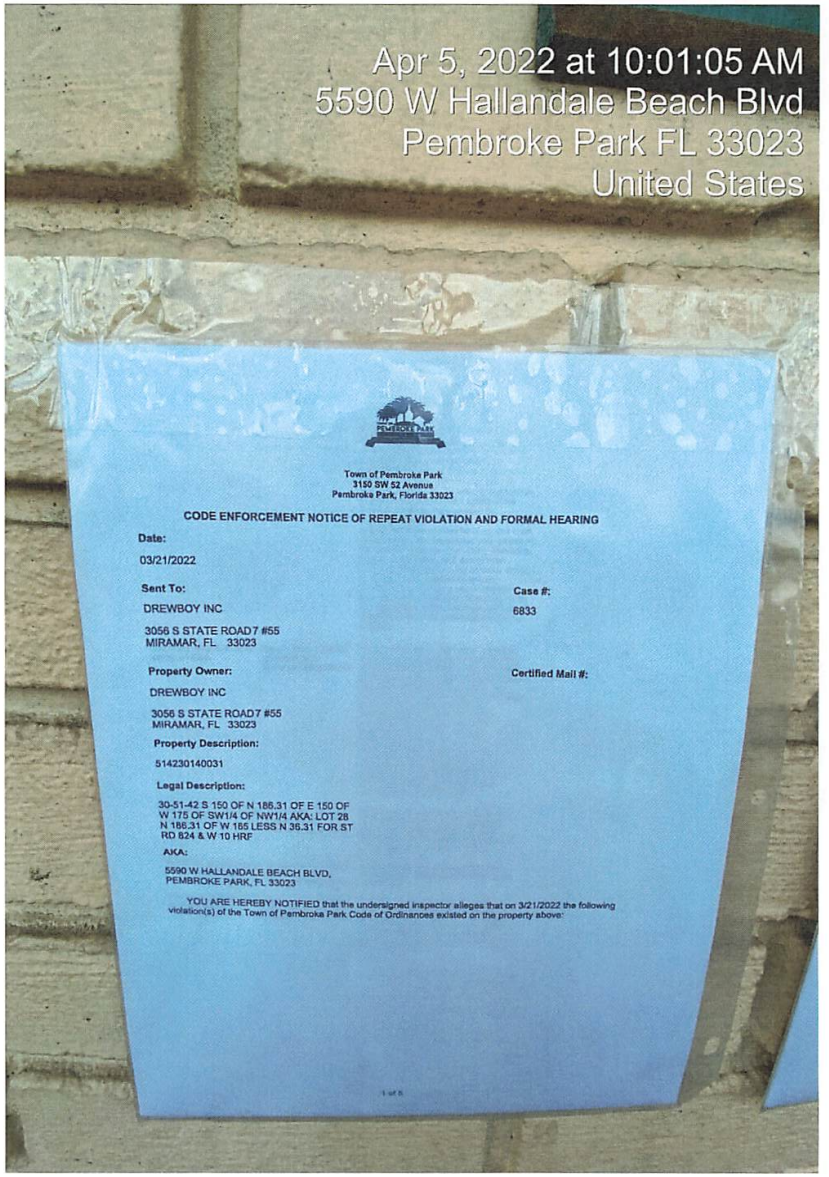
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X 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.


Apr 5, 2022 at 10:01:01 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
5590
THE POLO CLUB INC.


Apr 5, 2022 at 10:01:05 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
03/21/2022
Sent To:
DREWBOY INC
3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023
Case #:
6833
Property Owner:
DREWBOY INC
3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023
Certified Mail #:
Property Description:
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 185 LESS N 36.31 FOR ST RD 824 & W 10 HRF
AKA:
5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2022 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 REPEAT VIOLATION AND FORMAL HEARING

Date:

03/21/2022

Sent To:

DREWBOY INC

3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023

Case #:

6833

Property Owner:

DREWBOY INC

3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023

Certified Mail #:

Property Description:

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

AKA:

5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
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)	15

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)	15

1. Paved and re-stripped parking lot without a permit. Obtain an after the fact permit and inspections.
2. Roof exterior requires maintenance. Wash or chemically treat roof to remove dirt build up.
3. Storing abandon vehicles on property. Remove vehicles with expired tags or temporary tags.
4. Prohibited outdoor storage. Remove miscellaneous items like furniture, boxes, appliances, supplies or materials and store inside building.
5. Trees require trimming. Trim tree branches overhanging on roof. Prune trees periodically.
6. Exterior of building requires maintenance. Remove dirt build up from exterior walls and common areas. Pressure wash and paint.

Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext 182 to obtain a permit.

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 April, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

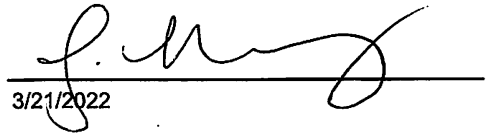
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



3/21/2022

Apr 5, 2022 at 10:02:29 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

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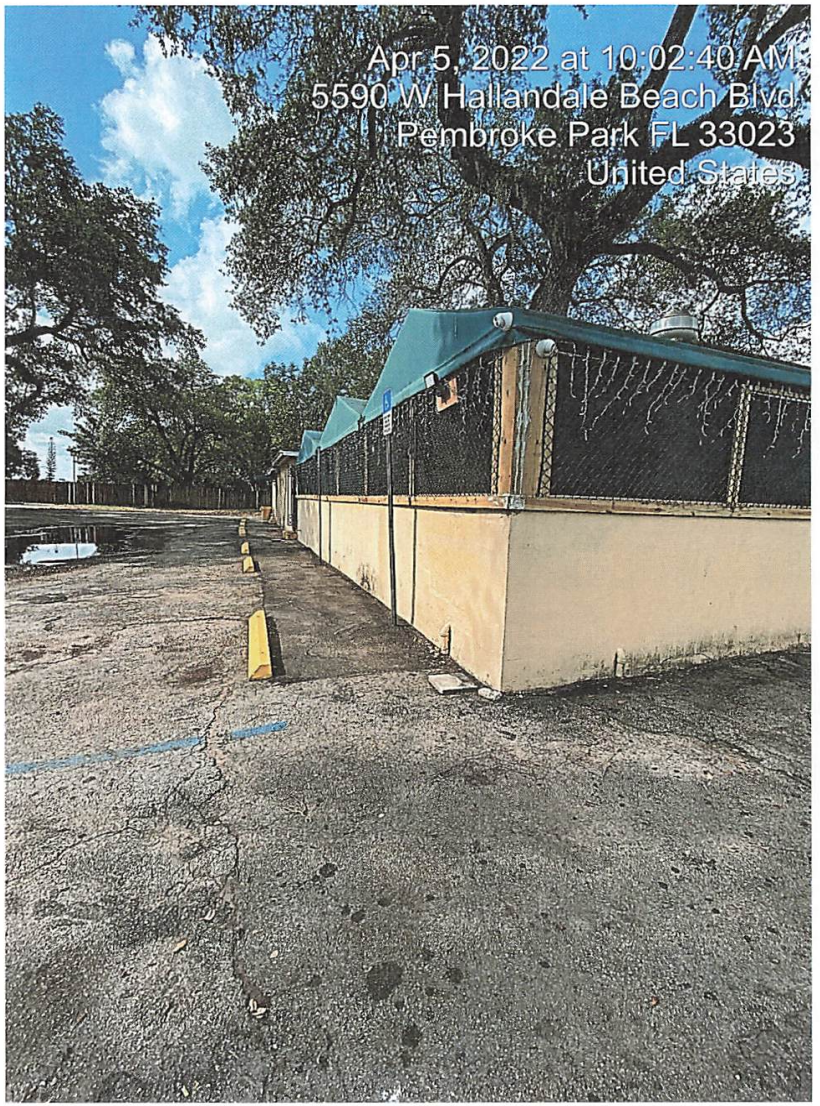
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States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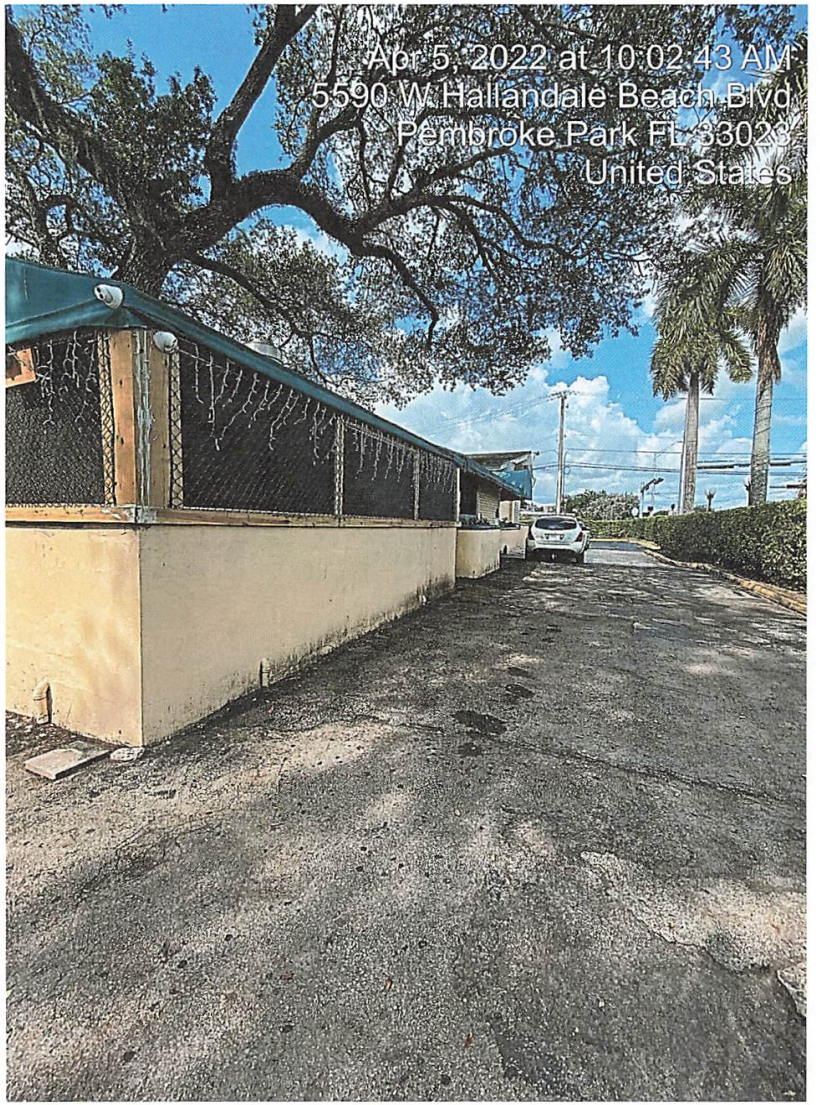
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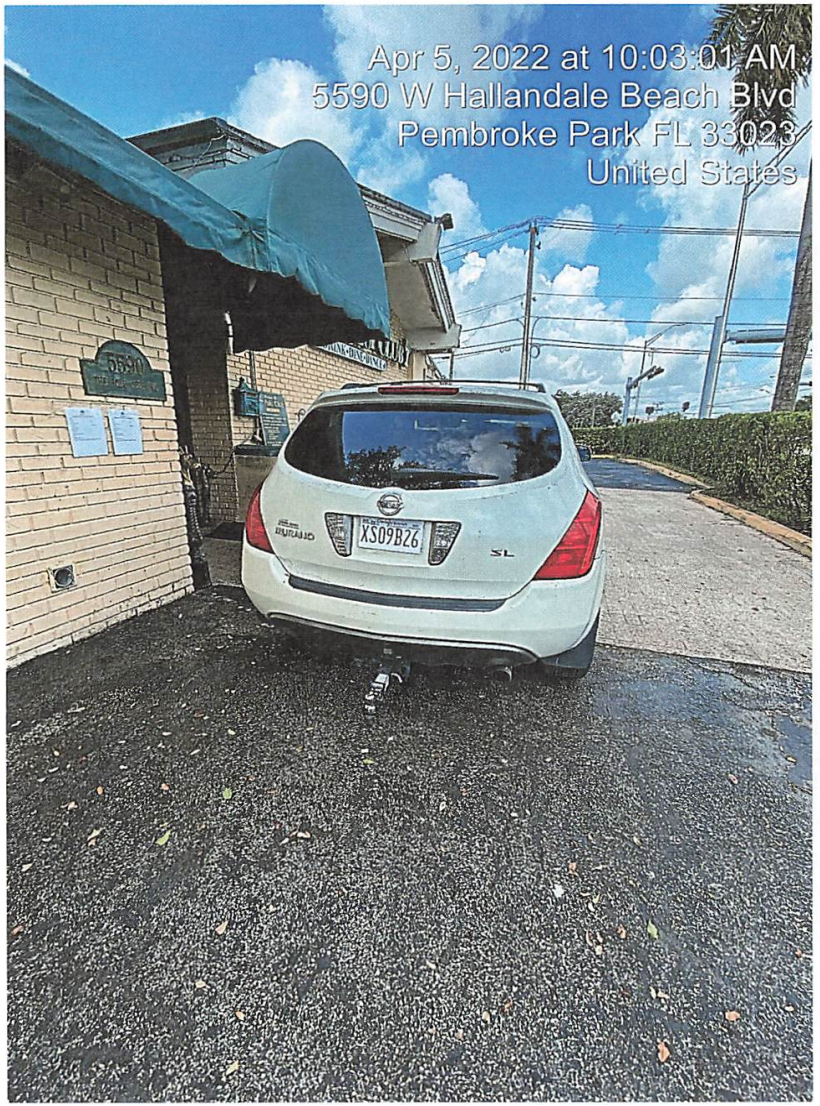
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United States

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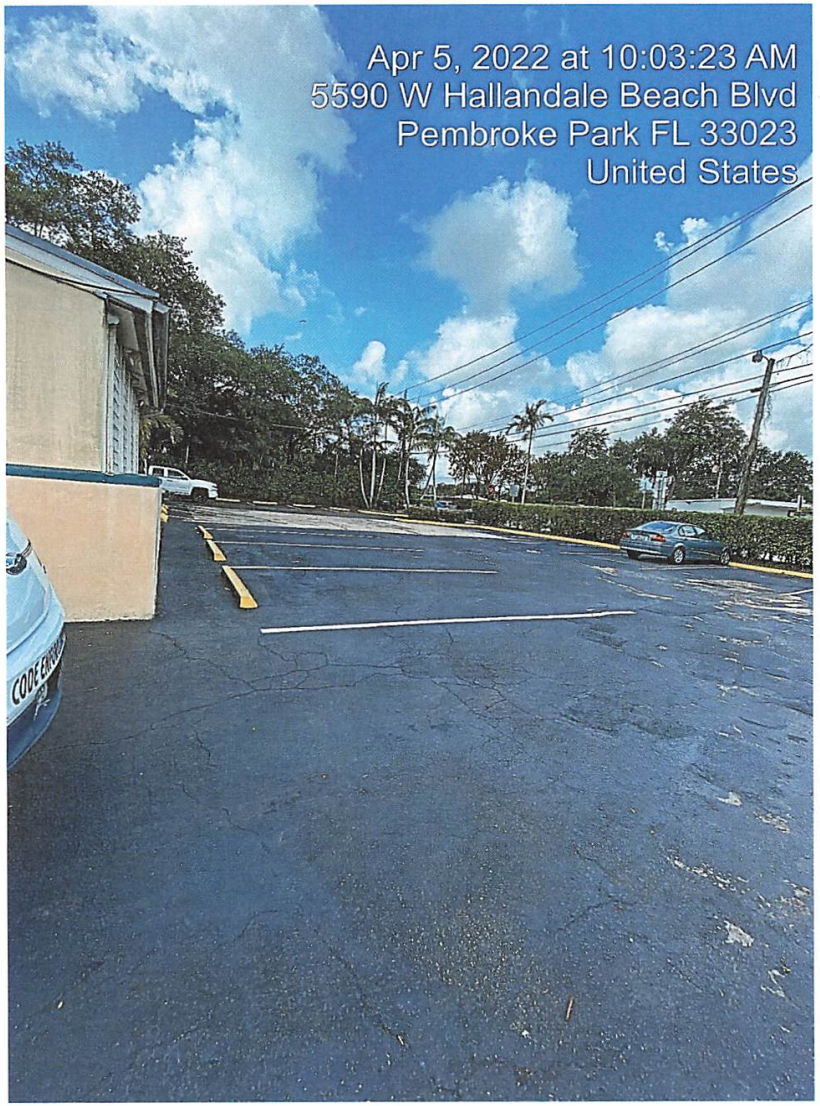
Pembroke Park FL 33023
United States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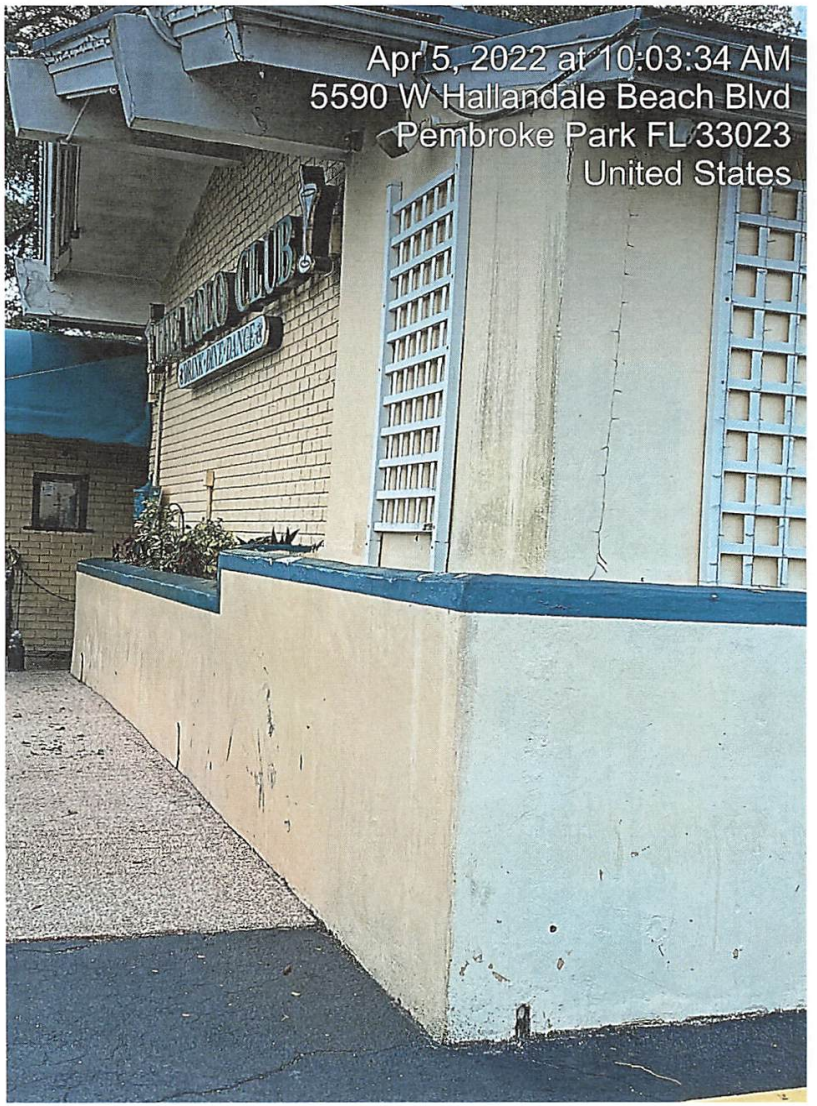
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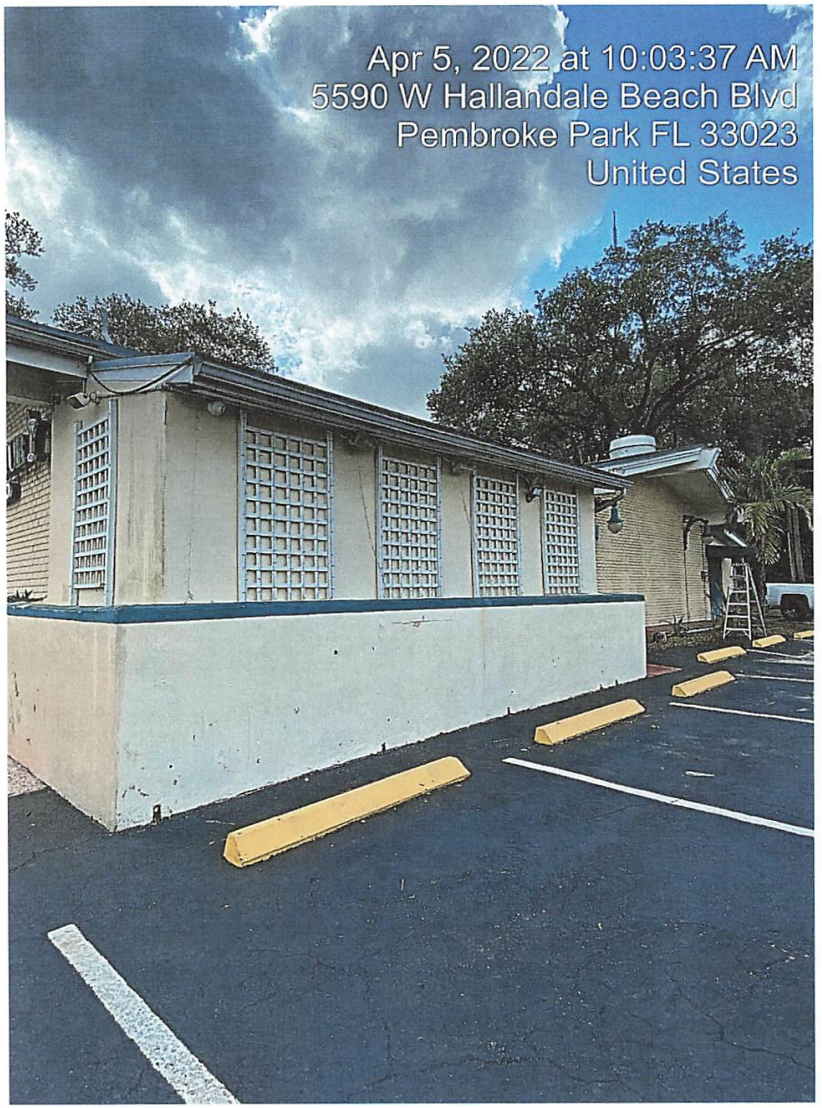
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Pembroke Park FL 33023
United States

Apr 5, 2022 at 10:03:56 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

Apr 5, 2022 at 10:04:25 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
DREWBOY INC 3056 S STATE ROAD 7 #55 MIRAMAR, FL 33023	6833	03/21/2022

Property Owner:	Property Description:	Certified Mail #:
DREWBOY INC 3056 S STATE ROAD 7 #55 MIRAMAR, FL 33023	514230140031	

Legal Description:	AKA:
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	5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
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)	15
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)	15

Notes/Means of Correction:

1. Paved and re-stripped parking lot without a permit. Obtain an after the fact permit and inspections.
2. Roof exterior requires maintenance. Wash or chemically treat roof to remove dirt build up.
3. Storing abandon vehicles on property. Remove vehicles with expired tags or temporary tags.
4. Prohibited outdoor storage. Remove miscellaneous items like furniture, boxes, appliances, supplies or materials and store inside building.
5. Trees require trimming. Trim tree branches overhanging on roof. Prune trees periodically.
6. Exterior of building requires maintenance. Remove dirt build up from exterior walls and common areas. Pressure wash and paint.

Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext 182 to obtain a permit.

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

01/27/2022 16:39

01/27/2022 16:39

01/27/2022 16:39

01/27/2022 16:39

01/27/2022 16:40

FLORIDA
CYC3770
01/27/2022 16:41

MALIBU
TEXAS BUYER
35522F7
2011 CHEV
Expires JAN 23, 2022
01/27/2022 16:41

Ford
TEXAS BUYER
21588K3
2012 FORD
Expires SEP 18, 2021
FOCUS
01/27/2022 16:42

01/27/2022 16:42

01/27/2022 16:42

Case Overview

Property/Incident Information

Owner	Address	Site Address
CICF III-FL2W01 LLC %CABOT PROPERTIES INC	1 BEACON ST SUITE 2800 BOSTON, MA 02108	3400 SW 20 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5325 **Date Next Inspection** 7/20/2022

Notes 1. AES IntelliNet Mesh Network Communicator was installed on the fire alarm system without a permit. Obtain permit and inspections.
2. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/19/2020		Notice of Violation	Hand Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/27/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/22/2021	11/17/2021	Final Order	Certified Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 7/7/22 Certified Mail 7/5/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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: 7/20/2022

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: 7/20/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$22,800.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$22,900.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$22,900.00**

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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
$ 7.33

Total Postage and
$

Sent To
C T CORPORATION SYSTEM

Street and Apt. No.,
H.C.F #5325
1200 S PINE ISLAND RD,

City, State, ZIP+4®
PLANTATION, FL, 33324

PS Form 3800, A

7021 1970 0000 4565 4601

JOG ROAD BOYNTON BEACH
JUL 05 2022
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- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fe
$

Sent To
CICF III-FL2W01 LLC %CABOT
PROPERTIES INC

Street and Apt. No., o
H.C.F #5325
3400 SW 20 STREET,

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

PS Form 3800, Apr

7021 1970 0000 4565 4625

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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To
CICF III-FL2W01 LLC %CABOT
PROPERTIES INC

Street and Apt. No
H.C.F #5325
1 BEACON ST SUITE 2800,

City, State, ZIP+4
BOSTON, MA, 02108

PS Form 3800, A

7021 1970 0000 4565 4618

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

Postage
$ 7.33

Total Postage and Fees
$

Sent To IRBA LLC
N.O.V #5325

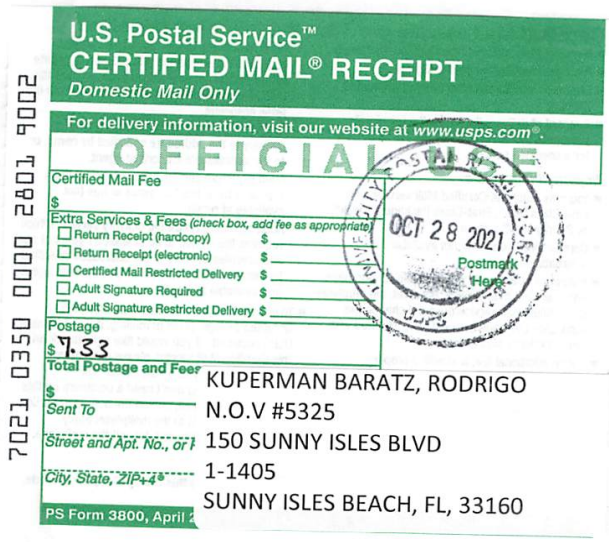
Street and Apt. No. 3400 SW 20 ST,

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

PS Form 3800, A

OCT 28 2021 Postmark Here

7021 0350 0000 2801 8999



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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To KUPERMAN BARATZ, RODRIGO
N.O.V #5325

Street and Apt. No., or P 150 SUNNY ISLES BLVD
1-1405

City, State, ZIP+4® SUNNY ISLES BEACH, FL, 33160

PS Form 3800, April 2

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7021 0350 0000 2801 9002

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

Postage
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Total Postage and Fees
$

Sent To IRBA LLC
N.O.V #5325

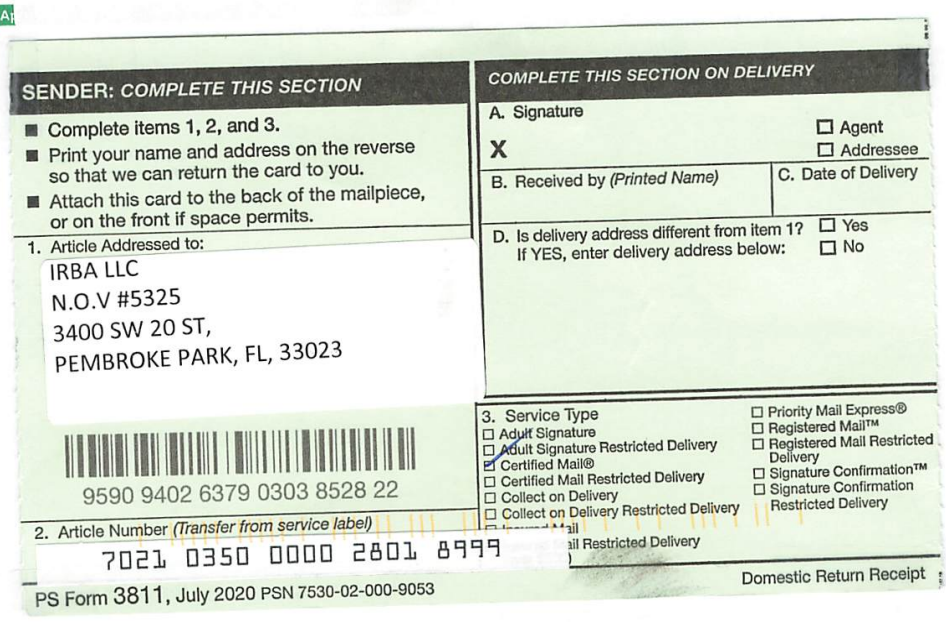
Street and Apt. No., 1401 BRICKEL AVE STE 500,

City, State, ZIP+4® MIAMI, FL, 33131

PS Form 3800, A

OCT 28 2021 Postmark Here

7021 0350 0000 2801 9019



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:

IRBA LLC
N.O.V #5325
3400 SW 20 ST,
PEMBROKE PARK, FL, 33023

9590 9402 6379 0303 8528 22

2. Article Number (Transfer from service label)
7021 0350 0000 2801 8999

COMPLETE THIS SECTION ON DELIVERY

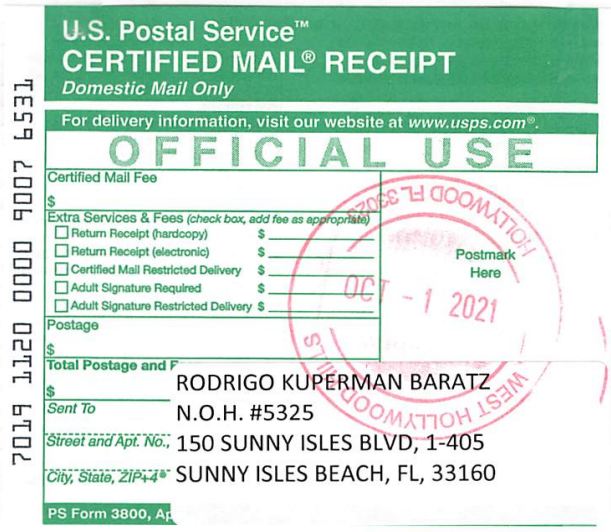
A. Signature
X ☐ Agent ☐ Addressee

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



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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
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Sent To
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City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
OCT - 1 2021
WEST HOLLYWOOD FL 33023
7019 1120 0000 9007 6531
RODRIGO KUPERMAN BARATZ
N.O.H. #5325
150 SUNNY ISLES BLVD, 1-405
SUNNY ISLES BEACH, FL, 33160

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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
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Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
OCT - 1
7019 1120 0000 9007 6524
IRBA LLC
N.O.H. #5325
1401 BRICKELL AVE STE 500,
MIAMI, FL, 33131

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Adult Signature Restricted Delivery
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Total Postage and Fees
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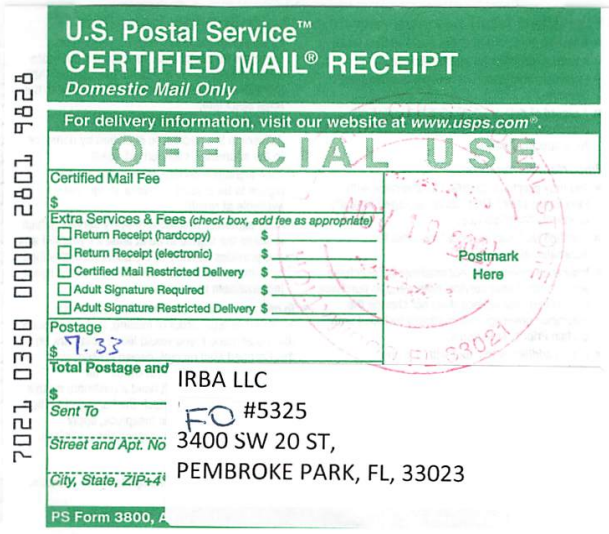
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
OCT - 1 2021
7019 1120 0000 9007 6517
IRBA LLC
N.O.H. #5325
3400 SW 20 STREET,
PEMBROKE PARK, FL, 33023



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Adult Signature Required
Adult Signature Restricted Delivery
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Street and Apt. No
City, State, ZIP+4
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Postmark Here
7021 0350 0000 2801 9828
IRBA LLC
FO #5325
3400 SW 20 ST,
PEMBROKE PARK, FL, 33023

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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
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Adult Signature Required
Adult Signature Restricted Delivery
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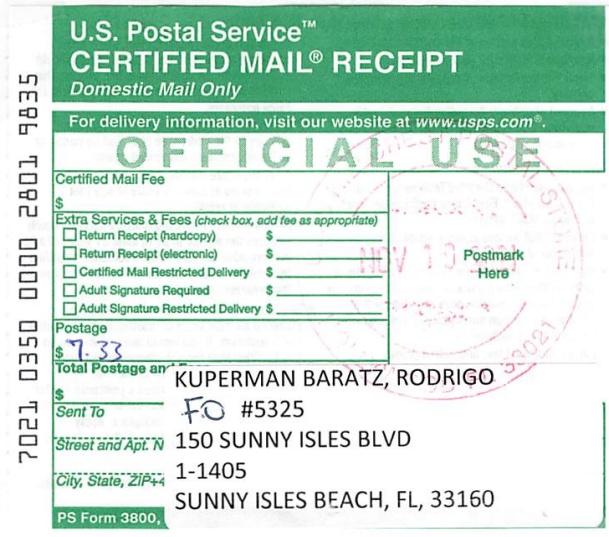
IRBA LLC
FO #5325
1401 BRICKEL AVE STE 500,
MIAMI, FL, 33131



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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
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Street and Apt. N
City, State, ZIP+4
PS Form 3800,
Postmark Here
7021 0350 0000 2801 9835
KUPERMAN BARATZ, RODRIGO
FO #5325
150 SUNNY ISLES BLVD
1-1405
SUNNY ISLES BEACH, FL, 33160

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:

IRBA LLC
F.O #5325
3400 SW 20 ST,
PEMBROKE PARK, FL, 33023

9590 9402 6379 0303 8525 87

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 9828

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

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:

C T CORPORATION SYSTEM
H.C.F #5325
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324

9590 9402 6921 1104 9871 30

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 4601

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED ☐ Agent ☐ Addressee
CT CORPORATION

B. Received by *(Printed Name)* JUL 04 2022 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

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:

CICF III-FL2W01 LLC %CABOT
PROPERTIES INC
H.C.F #5325
3400 SW 20 STREET,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9871 47

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 4625

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5325

Hasler FIRST-CLASS MAIL
08/24/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:
IRBA LLC
1401 BRICKELL AVE STE 500
MIAMI, FL 33131

Case #:
5325

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5325

Hasler FIRST-CLASS MAIL
08/24/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

The Glove Store
3400 SW 20 Street
Pembroke Park, FL 33023

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

Detail by Entity Name

Foreign Limited Liability Company
CICF III - FL2W01

Filing Information

Document Number	M22000004777
FEI/EIN Number	NONE
Date Filed	03/29/2022
State	DE
Status	ACTIVE

Principal Address

ONE BEACON STREET, SUITE 2800
BOSTON, MA 02108

Mailing Address

ONE BEACON STREET, SUITE 2800
BOSTON, MA 02108

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MBR

CABOT INDUSTRIAL CORE FUND III OPERATING PARTNERSHIP, L.P.
ONE BEACON ST., SUITE 2800
BOSTON, MA 02108

Annual Reports

No Annual Reports Filed

Document Images

03/29/2022 -- Foreign Limited View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3400 SW 20 STREET, PEMBROKE PARK FL 33023
Property Owner	CICF III-FL2W01 LLC %CABOT PROPERTIES INC
Mailing Address	1 BEACON ST SUITE 2800 BOSTON MA 02108

ID #	5142 20 18 0010
Millage	0613
Use	48-09

Abbr Legal Description	WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$361,870	$5,097,700	$5,459,570	$5,459,570	
2021	$361,870	$4,742,940	$5,104,810	$5,104,810	$109,776.90
2020	$361,870	$4,589,440	$4,951,310	$4,951,310	$106,858.19

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,459,570	$5,459,570	$5,459,570	$5,459,570
Portability	0	0	0	0
Assessed/SOH	$5,459,570	$5,459,570	$5,459,570	$5,459,570
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	$5,459,570	$5,459,570	$5,459,570	$5,459,570

Sales History

Date	Type	Price	Book/Page or CIN
4/22/2022	SWD-D	$17,800,000	118109499
4/28/2022	SWD-D	$12,825,000	118108553
3/24/2015	SWD-T	$100	112890646
8/20/2013	SWD-T	$100	111766081
5/23/2013	SWD-D	$386,300	111701491

Land Calculations

Price	Factor	Type
$6.00	60,312	SF
Adj. Bldg. S.F. (Card, Sketch)		54001
Eff./Act. Year Built: 2016/2015		

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.)

)

CICF III-FL2W01 LLC CASE NO. 5325
%CABOT PROPERTIES INC

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3400 SW 20 STREET, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3400 SW 20 STREET, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CICF III-FL2W01 LLC % CABOT PROPERTIES INC AT 10:58 A.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

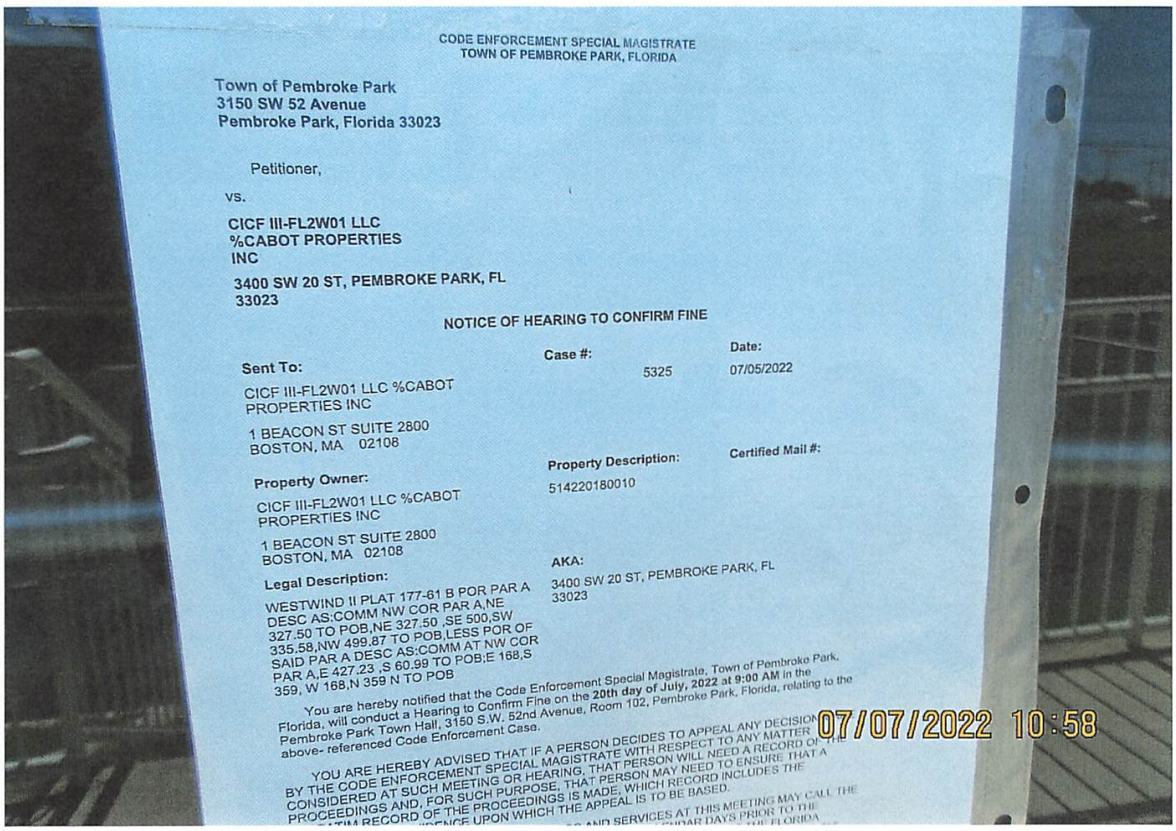
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 11 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

CICF III-FL2W01 LLC
%CABOT PROPERTIES
INC

3400 SW 20 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
CICF III-FL2W01 LLC %CABOT PROPERTIES INC 1 BEACON ST SUITE 2800 BOSTON, MA 02108	5325	07/05/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
CICF III-FL2W01 LLC %CABOT PROPERTIES INC 1 BEACON ST SUITE 2800 BOSTON, MA 02108	514220180010	
Legal Description:	**AKA:**	
WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB	3400 SW 20 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 Confirm Fine on the **20th day of July, 2022** at **9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION 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.

07/07/2022 10:58

MAIN ENTRANCE
IF DOOR IS CLOSED, PLEASE RING BELL
07/07/2022 10:58

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

CICF III-FL2W01 LLC
%CABOT PROPERTIES
INC

3400 SW 20 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
CICF III-FL2W01 LLC %CABOT PROPERTIES INC 1 BEACON ST SUITE 2800 BOSTON, MA 02108	5325	07/05/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
CICF III-FL2W01 LLC %CABOT PROPERTIES INC 1 BEACON ST SUITE 2800 BOSTON, MA 02108	514220180010	

Legal Description:	**AKA:**
WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB	3400 SW 20 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 Confirm Fine on the **20th day of July, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. IRBA LLC Respondent(s)	)	Case No.: 5325

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 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: 3400 SW 20 STREET, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: IRBA LLC, 1401 BRICKELL AVE STE 500, MIAMI, FL, 33131

FOLIO NO.: 5142 20 18 0010

LEGAL DESCRIPTION: WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N 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; 5-2(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; 5-2(a)(b) **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 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 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Cardona CA

Nazly Cardona
Administrative Assistant
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

DATE: July 8, 2022
INVOICE # 320
FOR:

Case # 5325
CICF III-FL2W01 LLC % CABOT PROPERTIES INC
3400 SW 20 STREET,
PEMBROKE PARK, FL, 33023

Bill To:
CICF III-FL2W01 LLC % CABOT PROPERTIES INC
1 BEACON ST SUITE 2800,
BOSTON, MA, 02108

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105 and 5-2(a)(b)		
	Final Order on 11/17/2021		
1	Admin Fee	$ 100.00	$ 100.00
230	Day(s) of Per Diem from (12/02/21-07/20/22)	$ 100.00	$ 23,000.00
		Balance	$ 23,100.00

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
FEENEY,ROBERT & DEBORAH	5501 SW 34 ST PEMBROKE PARK, FL 33023	5501 SW 34 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 5384 **Date Next Inspection** 7/20/2022

Notes

1. Overgrown vegetation. Trim all trees, hedges, weeds and remove vines from fence.
2. Damaged chain-link fence. Obtain permit and inspections for repair.
3. Exterior wooden fence requires maintenance (i.e. wash, treatment, repair). Obtain plans, permit and inspections.
4. Roof exterior requires maintenance (i.e. wash, treatment or replacement). Obtain permit and inspections for replacement.
5. Exterior walls require maintenance (i.e. pressure wash, paint, treatment). Free paint is available at Town Hall.
6. Common areas require maintenance (i.e. pressure wash, treatment).
7. Dead vegetation requires removal.
8. Prohibited outdoor storage. Remove miscellaneous items.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/13/2020		Courtesy Notice	Regular Mail
10/13/2020		Notice of Violation	Hand Regular Mail
8/26/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/17/2021	9/15/2021	Final Order	Certified Mail Hand
6/28/2022		Affidavit of Non-Compliance	Certified Mail
6/28/2022	7/20/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

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.	6/28/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 7/20/2022
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: 7/20/2022
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: 7/20/2022
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: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	6/28/2022
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: 7/20/2022

Case Overview

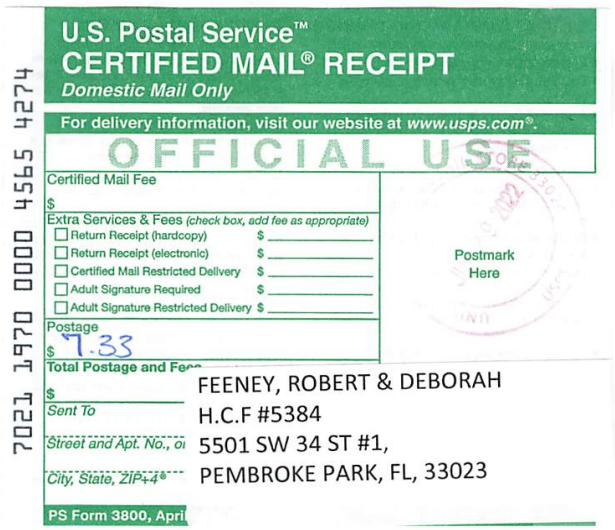
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated 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: 7/20/2022
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: 7/20/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	6/28/2022	$12,800.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$12,900.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$12,900.00**



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

Postage
$ 7.33

Total Postage and Fees
$

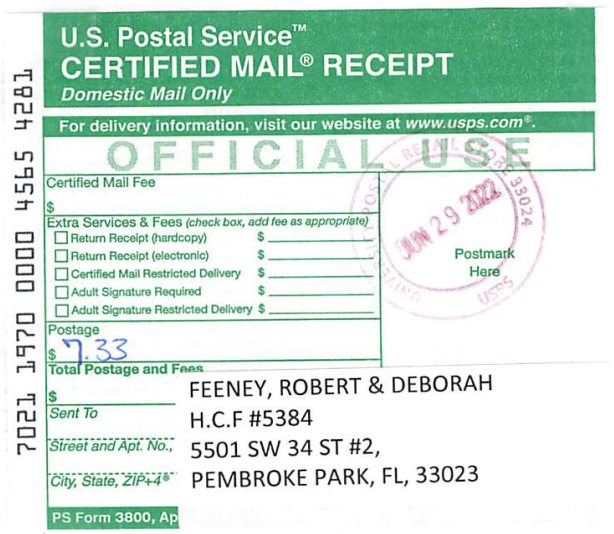
Sent To
Street and Apt. No., or
City, State, ZIP+4®

Postmark Here

FEENEY, ROBERT & DEBORAH
H.C.F #5384
5501 SW 34 ST #1,
PEMBROKE PARK, FL, 33023

PS Form 3800, April

7021 1970 0000 4565 4274



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

Postage
$ 7.33

Total Postage and Fees
$

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JUN 29 2022

FEENEY, ROBERT & DEBORAH
H.C.F #5384
5501 SW 34 ST #2,
PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

7021 1970 0000 4565 4281

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5501 SW 34 STREET #1-2, PEMBROKE PARK FL 33023-5322
Property Owner	FEENEY, ROBERT & DEBORAH
Mailing Address	5501 SW 34 ST PEMBROKE PARK FL 33023-5322

ID #	5142 30 12 0210
Millage	0613
Use	08-02

Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 5 BLK 3

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$12,280	$213,880	$226,160	$76,700	
2021	$12,280	$192,130	$204,410	$71,980	$1,359.88
2020	$12,280	$162,540	$174,820	$67,930	$1,207.03

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$226,160	$226,160	$226,160	$226,160
Portability	0	0	0	0
Assessed/SOH 94	$76,700	$137,490	$76,700	$76,700
Homestead 100%, NCU=50%	$25,000	$25,000	$25,000	$25,000
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	$51,700	$112,490	$51,700	$51,700

Sales History

Date	Type	Price	Book/Page or CIN
2/1/1991	WD	$36,000	18172 / 909
9/1/1990	CET		
11/1/1973	WD	$34,000	
1/1/1969	WD	$16,000	
5/1/1965	WD	$8,400	

Land Calculations

Price	Factor	Type
$2.00	6,142	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1960/1959		

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.)

)

FEENEY, ROBERT & DEBORAH CASE NO. 5384

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5501 SW 34 STREET #1-2, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5501 SW 34 STREET #1-2, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FEENEY, ROBERT & DEBORAH AT 10:28 A.M. ON THE 6 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

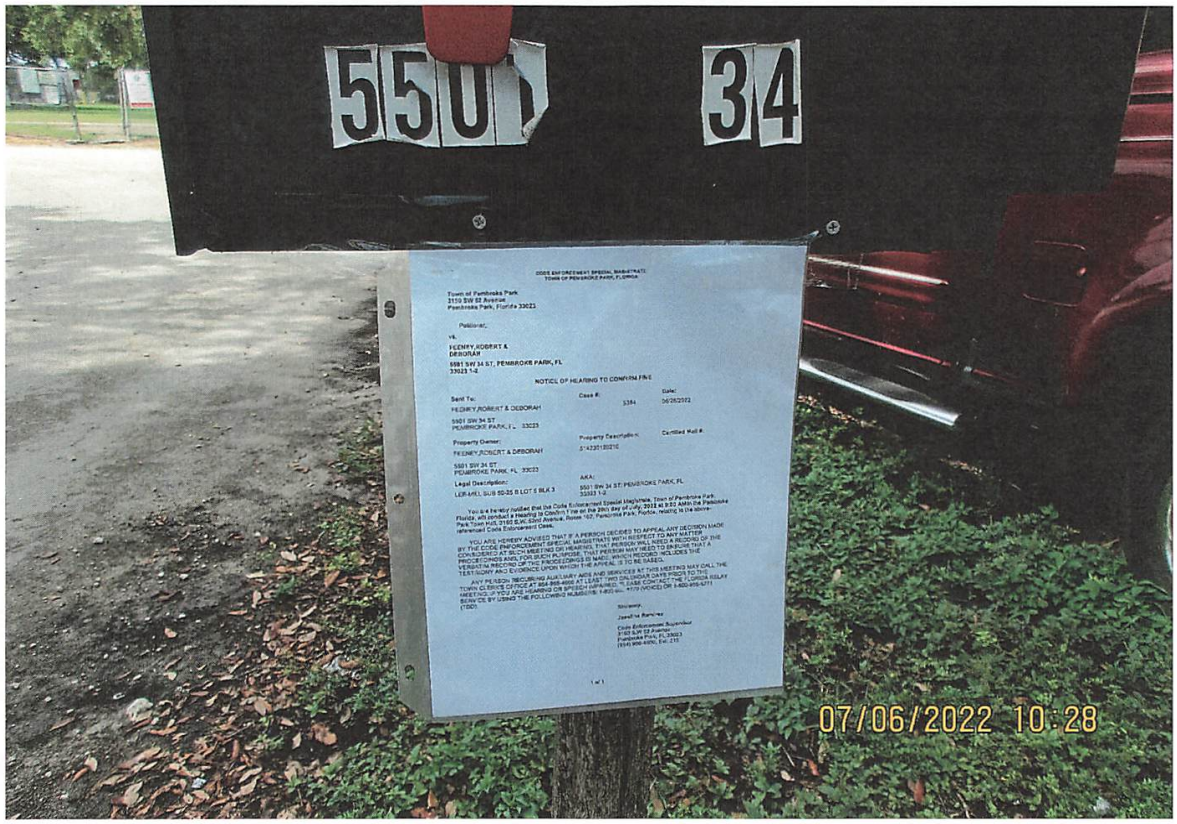
AFFIANT

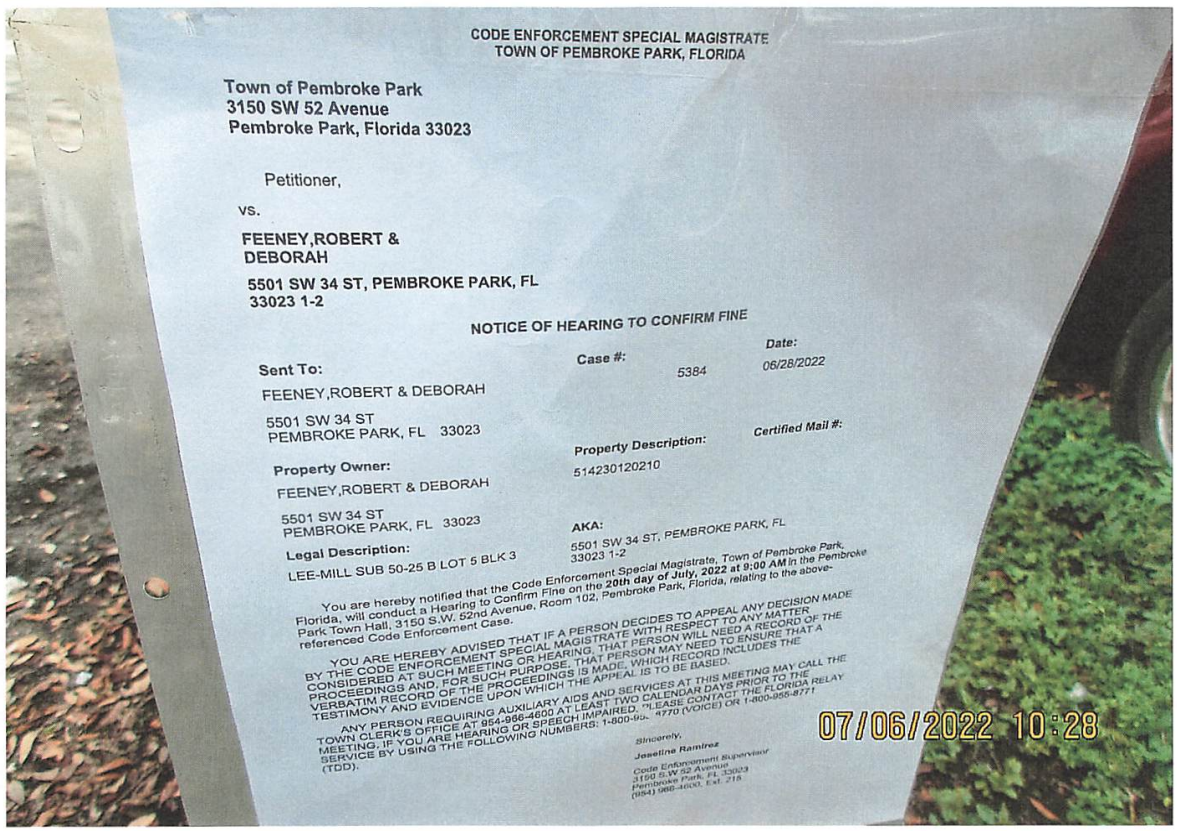
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 11 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


5501
34
07/06/2022 10:28


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
FEENEY,ROBERT &
DEBORAH
5501 SW 34 ST, PEMBROKE PARK, FL
33023 1-2
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
FEENEY,ROBERT & DEBORAH
5501 SW 34 ST
PEMBROKE PARK, FL 33023
Case #:
5384
Date:
06/28/2022
Property Description:
514230120210
Certified Mail #:
Property Owner:
FEENEY,ROBERT & DEBORAH
5501 SW 34 ST
PEMBROKE PARK, FL 33023
Legal Description:
LEE-MILL SUB 50-25 B LOT 5 BLK 3
AKA:
5501 SW 34 ST, PEMBROKE PARK, FL
33023 1-2
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, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Josefina Ramirez
Code Enforcement Supervisor
3150 S.W.52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 218
07/06/2022 10:28

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

FEENEY,ROBERT &
DEBORAH

5501 SW 34 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
FEENEY,ROBERT & DEBORAH 5501 SW 34 ST PEMBROKE PARK, FL 33023	5384	06/28/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
FEENEY,ROBERT & DEBORAH 5501 SW 34 ST PEMBROKE PARK, FL 33023	514230120210	

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 5 BLK 3	5501 SW 34 ST, PEMBROKE PARK, FL 33023 1-2

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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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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.

FEENEY,ROBERT &
DEBORAH
5501 SW 34 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

Case #:
5384

On 6/28/2022 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: FEENEY,ROBERT & DEBORAH

Address: 5501 SW 34 ST PEMBROKE PARK, FL 33023

Folio: 514230120210

Site Address: 5501 SW 34 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 3

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.	6/28/2022

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 6/28/2022
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: 6/28/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 6/28/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 6/28/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 6/28/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	6/28/2022
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: 6/28/2022
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: 6/28/2022

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: 6/28/2022

Notes/Means of Correction:

Building was painted

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 6/28/2022

LUCIE MARIE MANZEROLLE
Notary Public - State of Florida
Commission # HH 144012
My Comm. Expires Aug 23, 2025
Bonded through National Notary Assn.

NOTARY PUBLIC, STATE OF FLORIDA

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ROBERT & DEBORAH FEENEY Respondent(s)	Case No.: 5384

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5501 SW 34 STREET, Unit 1&2, PEMBROKE PARK, FL 33023

PROPERTY OWNER: ROBERT & DEBORAH FEENEY, 5501 SW 34 STREET, Unit 1 & 2, PEMBROKE PARK, FL 33023

FOLIO NO.: 5142 30 12 0210

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 3

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(c)(i)(j)(l)(o)(h); 12-48; 12-61. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(c)(i)(j)(l)(o)(h); 12-48; 12-61 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17th day of September, 2021.

Nazly Cardona CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC	3707 SW 56 AVE PEMBROKE PARK, FL 33023	3707 SW 56 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5479 **Date Next Inspection** 7/20/2022

Notes
1. Damaged street signs (repair).
2. Damaged light fixture (repair).
3. Dead palm tree (remove/re-plant).
4. Exterior walls require maintenance (i.e. pressure wash, paint).
5. Remove bulk trash on swale.
6. Trim overgrown trees/hedges along the fence line. Trees are touching power lines.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/30/2020		Courtesy Notice	Regular Mail 7/31/20
12/11/2020		Notice of Violation	Regular Mail 12/11/20
7/28/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/24/2021	8/19/2021	Final Order	Certified Mail Hand
6/23/2022		Affidavit of Non-Compliance	Certified Mail
6/23/2022	7/20/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 7/6/20 Certified Mail 6/23/22

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: 7/20/2022
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.	6/23/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	6/23/2022
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.	6/23/2022
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)	6/23/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$15,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$15,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$15,350.00**

7021 1970 0000 4565 4083

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☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $

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Total Postage and $7.53
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City, State, ZIP+4

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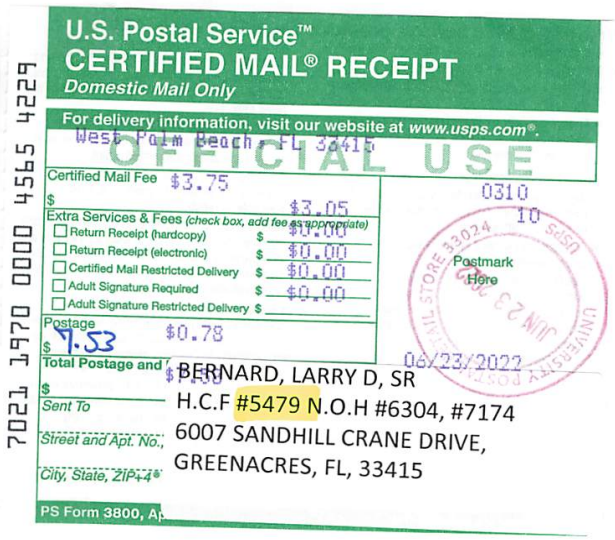
06/23/2022

PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD COUNTY INC
H.C.F #5479 N.O.H #6304, #7174
3707 SW 56 AVENUE,
PEMBROKE PARK, FL, 33023

7021 1970 0000 4565 4229



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☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $

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Total Postage and $7.53
$
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Street and Apt. No.,
City, State, ZIP+4®

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JUN 23 2022
UNIVERSITY POSTAL RETAIL STORE 33024
06/23/2022

BERNARD, LARRY D, SR
H.C.F #5479 N.O.H #6304, #7174
6007 SANDHILL CRANE DRIVE,
GREENACRES, FL, 33415

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3707 SW 56 AVENUE, PEMBROKE PARK FL 33023-6830
Property Owner	PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC
Mailing Address	3707 SW 56 AVE PEMBROKE PARK FL 33023-6830

ID #	5142 30 13 0030
Millage	0613
Use	71-01

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 3 & 4 LESS POR DESC IN OR 24174/613 & OR 31352/1976 FOR 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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$1,461,700	$963,310	$2,425,010	$2,271,450	
2021	$1,461,700	$963,310	$2,425,010	$2,064,960	
2020	$912,580	$964,660	$1,877,240	$1,877,240	

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,425,010	$2,425,010	$2,425,010	$2,425,010
Portability	0	0	0	0
Assessed/SOH	$2,271,450	$2,425,010	$2,271,450	$2,271,450
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 30	$2,271,450	$2,425,010	$2,271,450	$2,271,450
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
2/20/1998	QCD	$60,000	**27882 / 364**
7/1/1994	WD	$165,000	**22412 / 734**

Land Calculations

Price	Factor	Type
$8.00	182,712	SF
Adj. Bldg. S.F. (Card, Sketch)		10828
Eff./Act. Year Built: 1994/1955		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Not For Profit Corporation
PEMBROKE PARK CHURCH OF CHRIST, BROWARD COUNTY, INC.

Filing Information

Document Number	N93000000825
FEI/EIN Number	65-0394118
Date Filed	03/12/1993
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/22/2020

Principal Address

3707 S.W. 56 AVE.
PEMBROKE PARK, FL 33023

Mailing Address

3707 S.W. 56 AVE.
PEMBROKE PARK, FL 33023

Registered Agent Name & Address

BARNARD, LARRY D, Sr.
6007 Sandhill Crane Drive
Greenacres, FL 33415

Name Changed: 04/19/2016

Address Changed: 07/15/2018

Officer/Director Detail

Name & Address

Title P/D

FINCH, ROY
17201 N.W. 41ST AVE.
MIAMI, FL 33055

Title VP/D

WILLIAMS, HERBERT

2940 N.W. 174TH ST.
MIAMI, FL 33056

Title S/D

JOHNSON, JASPER
3420 SW 147 AVE
MIRAMAR, FL 33027

Title T/D

BARNARD, LARRY D, SR.
6007 Sandhill Crane Drive
Greenacres, FL 33415

Title D

ALEXANDER, LC
3800 NW 175 STREET
Miami Gardens, FL 33055

Annual Reports

Report Year	Filed Date
2020	03/22/2020
2021	02/08/2021
2022	01/30/2022

Document Images

01/30/2022 – ANNUAL REPORT	View image in PDF format
02/08/2021 – ANNUAL REPORT	View image in PDF format
03/22/2020 – REINSTATEMENT	View image in PDF format
07/15/2018 – ANNUAL REPORT	View image in PDF format
01/09/2018 – Restated Articles	View image in PDF format
02/14/2017 – ANNUAL REPORT	View image in PDF format
04/19/2016 – ANNUAL REPORT	View image in PDF format
04/22/2015 – ANNUAL REPORT	View image in PDF format
03/29/2014 – ANNUAL REPORT	View image in PDF format
03/25/2013 – ANNUAL REPORT	View image in PDF format
03/16/2012 – ANNUAL REPORT	View image in PDF format
04/12/2011 – ANNUAL REPORT	View image in PDF format
03/03/2010 – ANNUAL REPORT	View image in PDF format
03/05/2009 – Amendment	View image in PDF format
02/07/2009 – ANNUAL REPORT	View image in PDF format
03/13/2008 – ANNUAL REPORT	View image in PDF format
02/27/2007 – ANNUAL REPORT	View image in PDF format
04/18/2006 – ANNUAL REPORT	View image in PDF format
04/25/2005 – ANNUAL REPORT	View image in PDF format
04/30/2004 – ANNUAL REPORT	View image in PDF format

08/25/2003 – Amendment	View image in PDF format
02/26/2003 – ANNUAL REPORT	View image in PDF format
04/02/2002 – ANNUAL REPORT	View image in PDF format
02/19/2001 – ANNUAL REPORT	View image in PDF format
07/17/2000 – ANNUAL REPORT	View image in PDF format
10/12/1999 – ANNUAL REPORT	View image in PDF format
03/16/1998 – ANNUAL REPORT	View image in PDF format
03/19/1997 – ANNUAL REPORT	View image in PDF format
02/27/1996 – ANNUAL REPORT	View image in PDF format
04/07/1995 – ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC CASE NO. 5479

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3707 SW 56 AVENUE, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3707 SW 56 AVENUE, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC AT 11:03 A.M. ON THE 6 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

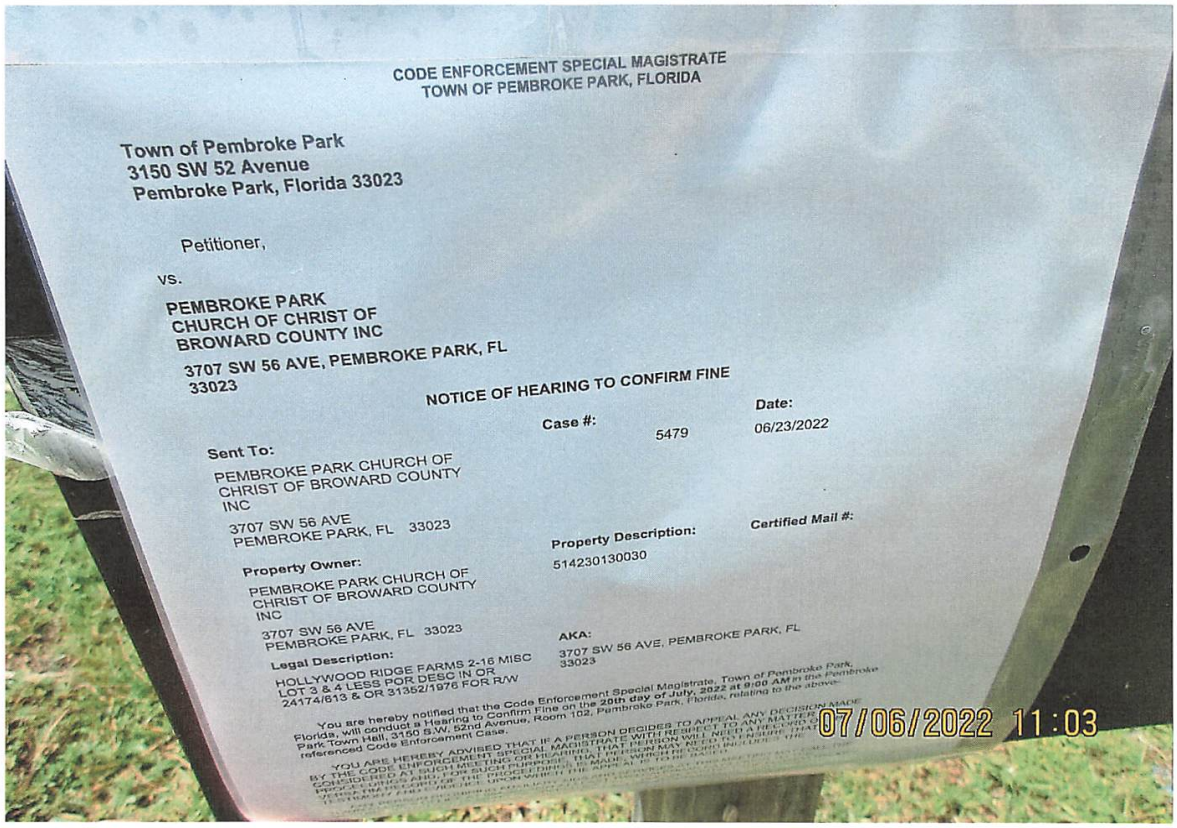
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 11 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

3707
07/06/2022 11:03


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PEMBROKE PARK
CHURCH OF CHRIST OF
BROWARD COUNTY INC
3707 SW 56 AVE, PEMBROKE PARK, FL
33023
NOTICE OF HEARING TO CONFIRM FINE
Case #:
5479
Date:
06/23/2022
Sent To:
PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD COUNTY
INC
3707 SW 56 AVE
PEMBROKE PARK, FL 33023
Property Description:
514230130030
Certified Mail #:
Property Owner:
PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD COUNTY
INC
3707 SW 56 AVE
PEMBROKE PARK, FL 33023
Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 3 & 4 LESS POR DESC IN OR
24174/613 & OR 31352/1976 FOR R/W
AKA:
3707 SW 56 AVE, PEMBROKE PARK, FL
33023
07/06/2022 11:03

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE PARK
CHURCH OF CHRIST OF
BROWARD COUNTY INC

3707 SW 56 AVE, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC 3707 SW 56 AVE PEMBROKE PARK, FL 33023	5479	06/23/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC 3707 SW 56 AVE PEMBROKE PARK, FL 33023	514230130030	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 3 & 4 LESS POR DESC IN OR 24174/613 & OR 31352/1976 FOR R/W	3707 SW 56 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 Confirm Fine on the **20th day of July, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC. Respondent(s)	Case No.: 5479

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 19, 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: 3707 SW 56 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC. 3707 SW 56 AVE, PEMBROKE PARK, FL 33023

FOLIO NO.: 5142 30 13 0030

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 3 & 4 LESS POR DESC IN OR 24174/613 & OR 31352/1976 FOR 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)(g)(i); 27-33. 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)(g)(i); 27-33 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held 19th day of August 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 19th day of August 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, 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 23 day of August 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

07/06/2022 11:03

07/06/2022 11:03

07/06/2022 11:03

From: Joseline Ramirez
To: Patrick Brinson
Cc: Miguel Nunez
Subject: RE: Pembroke Park Church
Date: Friday, October 8, 2021 4:00:00 PM

Ok, please advised when the job is complete.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: Facebook / www.townofpembrokepark.com

-----Original Message-----
From: Patrick Brinson <ibs.pat@gmail.com>
Sent: Friday, October 8, 2021 12:42 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Cc: Miguel Nunez <mnunez@tppfl.gov>
Subject: Re: Pembroke Park Church

That's Understood. But we are not capping. We are replacing. Fixtures are just on back order.

Thx

Pat Brinson
305-527-8303

> On Oct 8, 2021, at 11:27 AM, Joseline Ramirez <jramirez@tppfl.gov> wrote:
>
> Mr. Brinson,
>
> I had a conversation with the Building Official with regards to the lift fixtures. The light fixtures are not capped correctly, therefore, you will have to obtain a demo permit for the light fixtures and pass inspections to make sure everything is according to the Building code.
>
> Regards,
>
>
> Joseline Ramirez
> Chief Code Enforcement Officer
>
> P: (954) 966-4600 ext. 215 • C: (954) 551-7147 /
> jramirez@tppfl.gov.com
>
> Town of Pembroke Park / Code Enforcement Dept.

>
> 3150 SW 52nd Avenue, Pembroke Park, FL 33023
>
> Follow us on: Facebook /
> https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.townofpembroke
> park.com&c=E,1,RD3cJL2MmGQXUO4KVY6N2nS5DIMQhcHUZ4gg5nhg5WjbvE5wnLTygql
> zYAyFFRUb1TMa1x1qyJVvmlE2ieXX7GPgv-QR4eeAA5ASwiQhxWxpyeL_rA,,&typo=1
>
>
> -----Original Message-----
> From: Joseline Ramirez
> Sent: Tuesday, September 28, 2021 11:28 AM
> To: Patrick Brinson <ibs.pat@gmail.com>
> Subject: RE: Pembroke Park Church
>
> Mr. Brinson,
>
> For compliance to be achieved the light fixtures have to be replaced, it cannot be left with the wires capped. As for the illegal dumping, I will notify the Public Works Dept if hasn't been addressed yet.
>
> Regards,
>
> Joseline Ramirez
> Chief Code Enforcement Officer
> P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com Town of Pembroke Park / Code Enforcement Dept.
> 3150 SW 52nd Avenue, Pembroke Park, FL 33023 Follow us on: Facebook /
> https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.townofpembroke
> park.com&c=E,1,H_W2ojXfHoMz37wqqA1YGBwheQo3AZ6kHyNT8hqC_omObwq8ub0eaJw
> nBbSCPW2XsExadKYXdb06zl_Zwa3KE9D25jpvb7KewJ2dg29fagGdwQ,,&typo=1
>
>
> -----Original Message-----
> From: Patrick Brinson <ibs.pat@gmail.com>
> Sent: Wednesday, September 22, 2021 8:22 PM
> To: Joseline Ramirez <jramirez@tppfl.gov>
> Subject: Re: Pembroke Park Church
>
> Thank you for your reply.
>
> Regarding the light fixture, they are asthetic and we removed it to be in compliance and not have a broken fixture there. The replacement fixture is a commercial grade fixture that local stores do not have In Stock and is on back order.
>
> Regarding the trash, none of it has ever been from the church. We have our own dumpster on site. People have been dumping there and we would love for it to be addressed. It's a big eye sore for our property.
>
> Please close out this compliance order when you can. Call me if we need to discuss anything further.
>
> Thank you In advance,
>
> Pat Brinson
> 305-527-8303
>
>> On Sep 22, 2021, at 7:03 PM, Joseline Ramirez <jramirez@tppfl.gov> wrote:
>> Mr. Brinson,
>>

>> Thank you for your email. I inspected the property before I went out of Town and I noticed that almost all the items have been addressed. The only issue that I noticed is that the light fixtures have NOT been replaced. Once this is complete, I can determine full compliance. In addition, there was bukk trash on the swale that requires removal, if this has been addressed, disregard.
>>
>>
>> Regards,
>>
>> Joseline Ramirez
>> Chief Code Enforcement Officer
>> P: (954) 966-4600 ext. 215 • C: (954) 551-7147 /
>> jramirez@tppfl.gov.com Town of Pembroke Park / Code Enforcement Dept.
>> 3150 SW 52nd Avenue, Pembroke Park, FL 33023 Follow us on: Facebook /
>> https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.townofpembrok
>> e
>> https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fpark.com&c=E,1,4p
>> VVeKgtwtGhOG1meGHF6fGD7zR-WMjg1putXmIPe3k1-jczG_tjt10ZfyxmggQ-Qb4Lxwb
>> FEywRFUt4Bsj_IuXdHfaAne6_9xhIbjy58CyIInaV6Tk4&typo=1&c=E,1,Rc6ieRgnHd
>> -GhHxZPLjImy6CM9tXdojklxQPHNRAFo-seX1kLgS_1Vq
>> b6WwKsRHVZMyjAJjktIam-0Yh2Pbf9Q2kuXuuVexIKxBCZyp-w7J7u7xZOzoe9m8,&typ
>> o
>> =1
>>
>>
>> -----Original Message-----
>> From: Patrick Brinson <ibs.pat@gmail.com>
>> Sent: Monday, September 20, 2021 9:09 PM
>> To: Teressa Malcolm <tmalcolm@tppfl.gov>
>> Cc: Joseline Ramirez <jramirez@tppfl.gov>
>> Subject: Re: Pembroke Park Church
>>
>> Hello,
>>
>> Yes. We can give access whenever the city can schedule. We are flexible to make it work. Please advise.
>>
>> Thx
>>
>> Pat Brinson
>> 305-527-8303
>>
>>>> On Sep 13, 2021, at 9:09 AM, Teressa Malcolm <tmalcolm@tppfl.gov> wrote:
>>>
>>> Mr. Brinson:
>>>
>>> Good morning,
>>>
>>> I've copied Officer Ramirez to this email since this is her case.
>>>
>>> Will you able to grant us access to the property for a re-inspection? If so then when so we can coordinate it on the schedule?
>>>
>>> Please advise,
>>>
>>>
>>> Teressa Malcolm
>>> Code Enforcement Officer
>>>

>>> P: (954) 966-4600 ext. 300 * C: (954) 870-0165 /
>>> tmalcolm@tppfl.gov.com
>>>
>>> Town of Pembroke Park / Code Enforcement
>>>
>>> 3150 SW 52nd Avenue, Pembroke Park, FL 33023
>>>
>>> Follow us on: Facebook /
>>> https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.townofpembro
>>> k
>>> https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fepark.com&c=E,1,
>>> YDZbQeUNmUDfsK2bQqdm4QAGx5Xst_SfDEhLpqoabpUFUcN_L3vJs4dUxm5IA4n3VXNZ
>>> IdoQ2KmwpvoWrNFZL-IGlLc8Oc-H4ac-JhqSRnPtBbbOlSpj&typo=1&c=E,1,erOf9u
>>> -aTNd2Plrr9TUrzL52uu2-NuMjM932YbrTdAJQh5tsRZ1vq
>>> 9SR-bmPlWtbwUOpbMffWXdW15O_PkxOh3FSgF7OnCX1IlfZEzOON-e3&typo=1
>>>
>>> *Effective immediately* Please forward any future emails being sent
>>> to tmalcolm@townofpembrokepark.com to tmalcolm@tppfl.gov
>>>
>>>
>>> /****************** EMAIL DISCLAIMER ******************/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.
>>> Consider the Environment before printing.
>>>
>>> -----Original Message-----
>>> From: Patrick Brinson <ibs.pat@gmail.com>
>>> Sent: Friday, September 10, 2021 12:46 PM
>>> To: Teressa Malcolm <tmalcolm@tppfl.gov>
>>> Subject: Pembroke Park Church
>>>
>>> Case 5479
>>>
>>> 3707 SW 56th Ave
>>>
>>>
>>> We are finished completing the compliance items. What needs to
>>> happen to have them reviewed and bring us into compliance? Please
>>> advise. Thanks
>>>
>>> Pat Brinson
>>> 305-527-8303
>>> 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.
>>>
>>> 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.
>> 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.
> 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.
>
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
O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC.	4019 W PARK ROAD HOLLYWOOD, FL 33021	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

Legal Description

Case Status Open **Case #** 6184 **Date Next Inspection** 7/20/2022

Notes

1. Exterior maintenance of building four walls and roof required (i.e. pressure wash, wash, treatment, repair, paint, etc.)
2. Damaged and unpermitted wooden fence. Replace with permit, plans and inspections.
3. Damaged and unpermitted canopy. Obtain permit, plans and inspection.
4. Damaged and unpermitted chain-link fence. Obtain plans, permit and inspections.
5. Damaged awnings. Repair with permit, plans and inspections.
6. Damaged and unpermitted carport. Exterior maintenance of carport required (pressure wash, paint, treatment, etc.). Repair with permit, plans and inspections.
7. Overgrown vines on chain-link fence. Remove overgrown vines from fence.
8. Overgrown weeds. Trim all overgrown weeds.
9. Dead vegetation. Remove dead vegetation.
10. Trash and debris on property. Remove trash and debris.
11. Parking lot exterior requires maintenance (i.e. pressure wash, paint, treatment, etc.)
12. Unpermitted business sign. Obtain permit for business sign or remove.

Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/27/2021		Notice of Violation	Regular Mail
1/3/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Final Order	Certified Mail
6/23/2022	7/20/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	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: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	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: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	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: 7/20/2022
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 7/20/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$16,050.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$16,150.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$16,150.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, CASE NO.: 6184

Petitioner,

vs.

O'TOOLE, EDWIN D. & JEAN MARIE/
ASPHALT SEALCOATING PRODUCTS, INC.

Respondents.

NOTICE OF APPEARANCE;
REQUEST FOR POSTPONEMENT OF 7/20/22 HEARING; &
NOTICE OF UNAVAILABILITY

1. The undersigned law firm, Hinden, McLean & Arbeiter, P.A. ("HMA"), hereby gives notice of its appearance on behalf of Respondents, O'TOOLE, EDWIN D. & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC., in the above captioned code violation matter, and HMA requests that copies of all documentation relating to the instant code enforcement case be served upon Jon A. Hinden, Esq. and Shawn D. Arbeiter, Esq., Hinden, McLean & Arbeiter, P.A. at the street address and email addresses set forth below.
2. Since HMA has recently been retained, as of July 13, 2022, by Respondents, O'TOOLE, EDWIN D. & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. ("Respondents") on this code violation case, Respondents request a sixty (60) day continuance and postponement of the July 20, 2022, hearing.
3. The continuance is requested by Respondents so that HMA can further investigate the pending issues, and to attempt to reach a resolution with the Town of Pembroke Park (the "Town") on this case.
4. There will be no prejudice to the Town if the July 20, 2022, hearing is postponed to a later date, and this request is submitted by Respondents in good faith and not for purposes of delay.
5. The undersigned advises the Town that the undersigned is unavailable on July 20, 2022, since the undersigned has a trial scheduled in Volusia County, Florida on that date.

CERTIFICATE OF SERVICE

WE HEREBY CERTIFY that a true and correct copy of the foregoing has been delivered via E-Mail and U.S. Mail to Joseline Ramirez, Chief Code Enforcement Officer/Code Enforcement Supervisor [jramirez@tppfl.gov], and to Melissa Anderson, Esq., Town Attorney [townatty@tppfl.gov], Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 this 13th day of July, 2022.

HINDEN, McLEAN & ARBEITER, P.A.
Attorneys for Respondents
4430 SW 64th Avenue
Davie, Florida 33314
(954) 587-3058 – Phone / (954) 587-1770 – Facsimile
Primary Email: sarbeiter@lawhma.com; and
lphelps@lawhma.com
Secondary Email: jhinden@lawhma.com

By: */s/ Shawn Arbeiter*
Shawn D. Arbeiter, Esq.
Florida Bar No: 0151505
Jon A. Hinden, Esq.
Florida Bar No. 582300

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

O'TOOLE,EDWIN D &
JEAN MARIE/ASPHALT
SEALCOATING
PRODUCTS, INC.

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. 4019 W PARK ROAD HOLLYWOOD, FL 33021	6184	06/23/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. 4019 W PARK ROAD HOLLYWOOD, FL 33021	514220000543	

Legal Description:	**AKA:**
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

O'TOOLE, JEAN MARIE CASE NO. 6184

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2111 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33021

TYPE OF PROCESS: NOTICE HEARING TO CONFIRM FINE

ADDRESS: 2111 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: O'TOOLE, JEAN MARIE AT 10:40 A.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

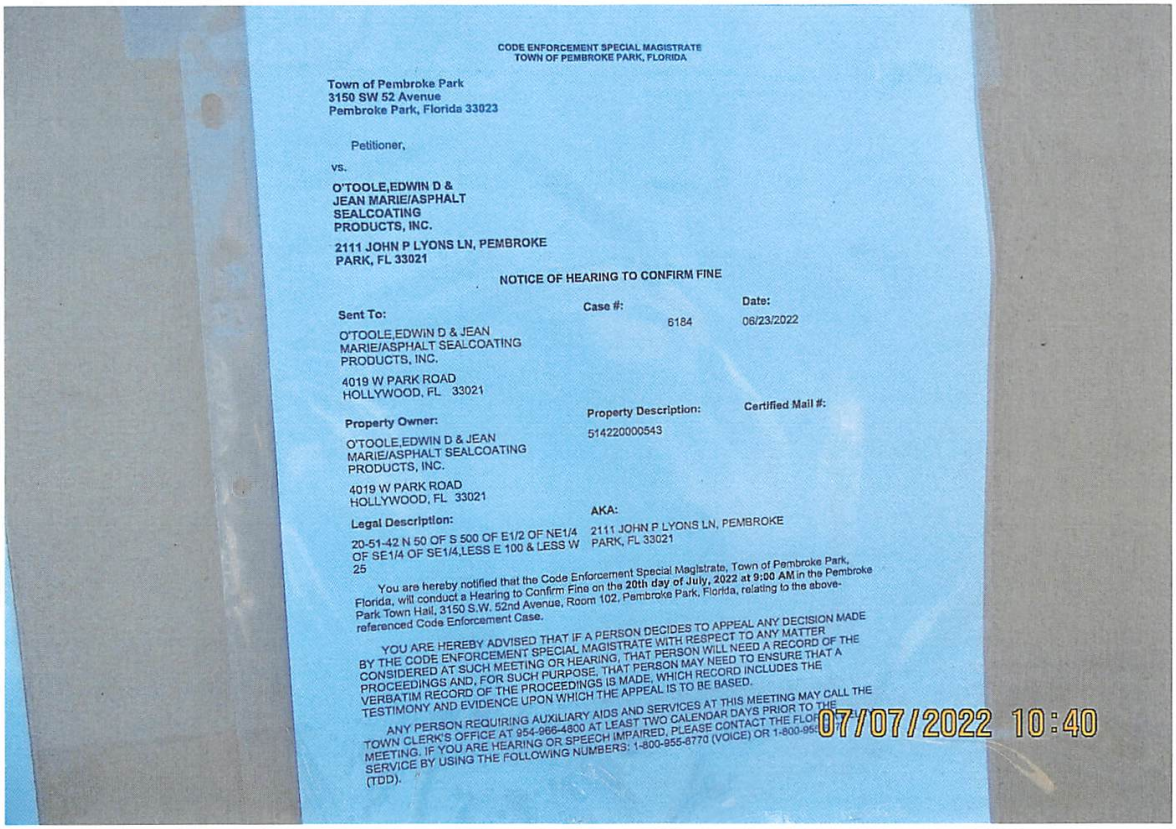
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

O'TOOLE,EDWIN D &
JEAN MARIE/ASPHALT
SEALCOATING
PRODUCTS, INC.

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. 4019 W PARK ROAD HOLLYWOOD, FL 33021	6184	06/23/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. 4019 W PARK ROAD HOLLYWOOD, FL 33021	514220000543	
Legal Description:	**AKA:**	
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021	

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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLO
SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-95
(TDD).

07/07/2022 10:40

Town of Pembroke Park

INVOICE

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

DATE: July 8, 2022
INVOICE # 320
FOR:

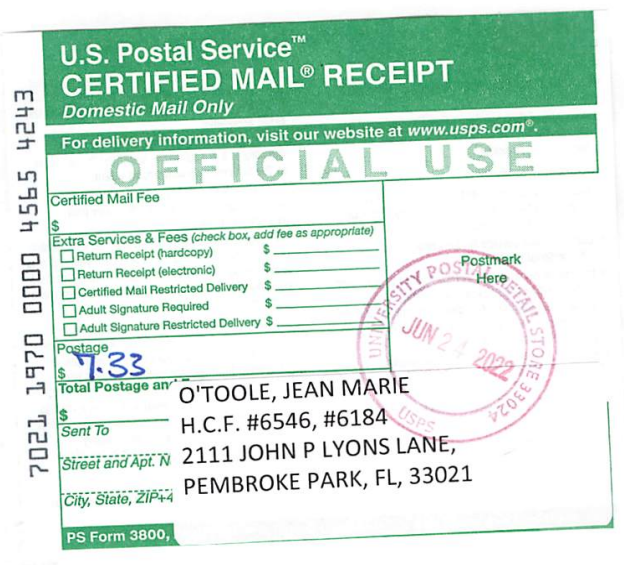
Case # 6184
O'TOOLE, JEAN MARIE
2111 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33021

Bill To:
O'TOOLE, JEAN MARIE
4019 W PARK ROAD,
HOLLYWOOD, FL, 33021

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(a)(b)(c)(f)(g)(h)(i)(k); 5-105; 5-17; 5-2(a)(b) and 21-23(a).		
	Final Order on 02/16/2022		
1	Admin Fee	$ 100.00	$ 100.00
109	Day(s) of Per Diem from (04/02/22-07/20/22)	$ 150.00	$ 16,350.00
		Balance	$ 16,450.00

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!



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- ☐ Adult Signature Required $
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Postage
$ 7.33

Total Postage and
$

Sent To O'TOOLE, JEAN MARIE

Street and Apt. N H.C.F. #6546, #6184
2111 JOHN P LYONS LANE,

City, State, ZIP+4 PEMBROKE PARK, FL, 33021

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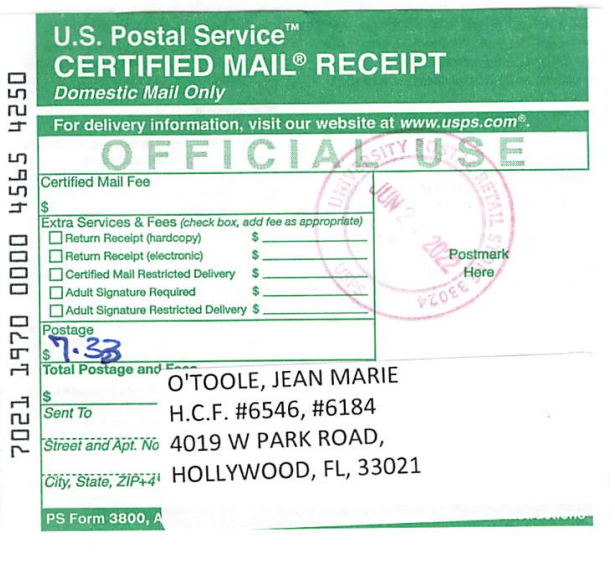

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Postage
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Total Postage and
$

Sent To O'TOOLE, JEAN MARIE

Street and Apt. No H.C.F. #6546, #6184
4019 W PARK ROAD,

City, State, ZIP+4 HOLLYWOOD, FL, 33021

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7021 1970 0000 4565 4250

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2111 JOHN P LYONS LANE, PEMBROKE PARK FL 33021	ID #	5142 20 00 0543
Property Owner	O'TOOLE, JEAN MARIE	Millage	0613
Mailing Address	4019 W PARK ROAD HOLLYWOOD FL 33021-4360	Use	48-01
Abbr Legal Description	20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$72,030	$165,990	$238,020	$231,610	
2021	$72,030	$138,530	$210,560	$210,560	$4,528.01
2020	$72,030	$138,920	$210,950	$210,950	$4,552.69

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$238,020	$238,020	$238,020	$238,020
Portability	0	0	0	0
Assessed/SOH	$231,610	$238,020	$231,610	$231,610
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis 1	$500	$500	$500	$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$231,110	$237,520	$231,110	$231,110

Sales History

Date	Type	Price	Book/Page or CIN
4/20/1983	WD		10820 / 769

Land Calculations

Price	Factor	Type
$7.00	10,290	SF
Adj. Bldg. S.F. (Card, Sketch)		1834
Eff./Act. Year Built: 1944/1943		

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. O'TOOLE, EDWIN D & JEAN MARIE ASPHALT SEALCOATING PRODUCTS, INC. Respondent(s)	)	Case No.: 6184

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

PROPERTY OWNER: O'TOOLE,EDWIN D & JEAN MARIE, 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

FOLIO NO.: 5142 20 00 0543

LEGAL DESCRIPTION: 20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(c)(e)(f)(g)(h)(i)(k); 5-105; 5-17; 5-2(a)(b); 21-23(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(c)(e)(f)(g)(h)(i)(k); 5-105; 5-17; 5-2(a)(b); 21-23(a) **WITHIN** 45 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 2022. 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 16th day of February 2022.

TOWN OF PEMBROKE PARK

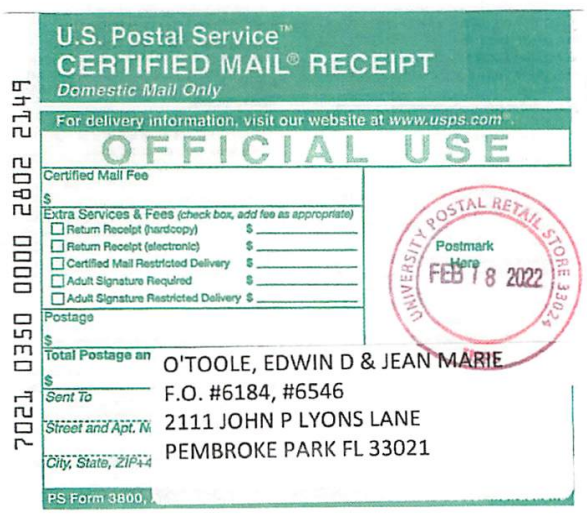
Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023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UNIVERSITY POSTAL RETAIL STORE 33024
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F.O. #6184, #6546
2111 JOHN P LYONS LANE
PEMBROKE PARK FL 33021

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Asphalt Sealcoating Products, Inc.
F.O. #6184, #6546
4019 W Park Road
Hollywood, FL 33021

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O'Toole, Edwin D & Jean Marie
Asphalt Sealcoating Products, Inc.
NOH #6184, #6546
4019 W Park Road
Hollywood, FL 33021

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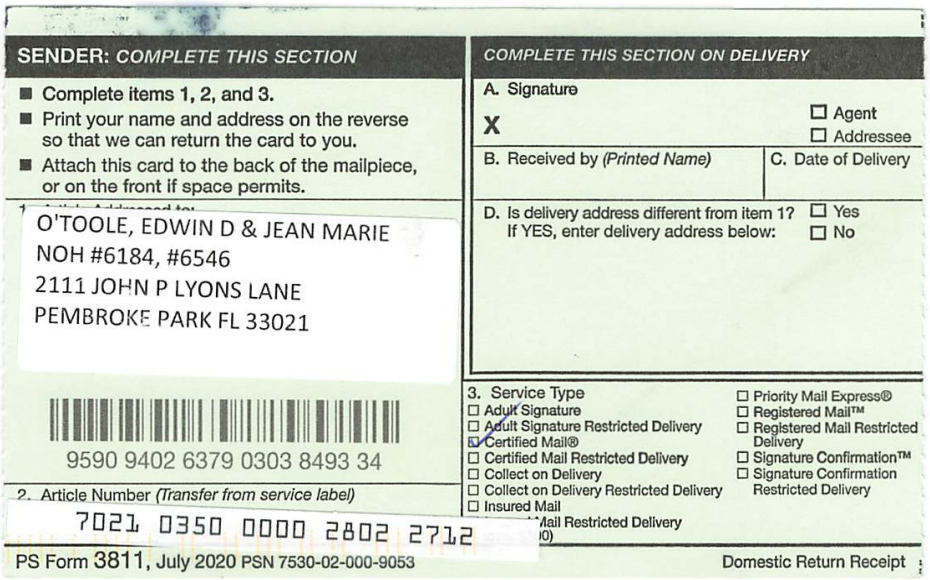
O'TOOLE, EDWIN D & JEAN MARIE
NOH #6184, #6546
2111 JOHN P LYONS LANE
PEMBROKE PARK FL 33021



SENDER: COMPLETE THIS SECTION

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

O'TOOLE, EDWIN D & JEAN MARIE
NOH #6184, #6546
2111 JOHN P LYONS LANE
PEMBROKE PARK FL 33021

9590 9402 6379 0303 8493 34

2. Article Number (Transfer from service label)
7021 0350 0000 2802 2712

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

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

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 7.53

Postmark Here
JAN 05 2022

Sent To
O'toole, Edwin D & Jean Marie / NOH #6546 #6184

Street and Apt. No., or PO Box No.
2111 John P. Lyons LN

City, State, ZIP+4®
Pembroke Park, FL 33021

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

7021 0350 0000 2802 1548

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
$ 7.53

Postmark Here
JAN - 5 2022

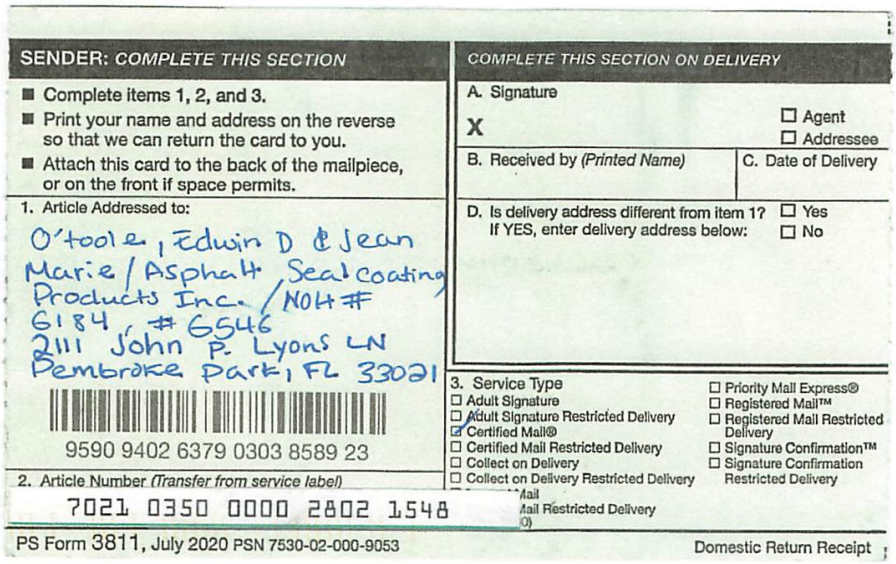
Sent To
O'Toole, Edwin D & Jean Marie
Asphalt Sealcoating Products, Inc.
NOH #6184, #6546
4019 W Park Road
Hollywood, FL 33021

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800,

7021 0350 0000 2802 1531



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:

O'toole, Edwin D & Jean Marie / Asphalt Sealcoating Products Inc. / NOH #6184, #6546
2111 John P. Lyons LN
Pembroke Park, FL 33021

9590 9402 6379 0303 8589 23

2. Article Number (Transfer from service label)
7021 0350 0000 2802 1548

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

Mail
Mail Restricted Delivery
0)

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

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

Hasler FIRST-CLASS MAIL
08/27/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:

O'TOOLE,EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD. FL 33021

Case #:

6184

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

Hasler FIRST-CLASS MAIL
08/27/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

O'TOOLE, EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.
N.O.V. #6184
2111 JOHN P LYONS LN,
PEMBROKE PARK, FL, 33021

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2111 JOHN P LYONS LANE, PEMBROKE PARK FL 33021	ID #	5142 20 00 0543
Property Owner	O'TOOLE, EDWIN D & JEAN MARIE	Millage	0613
Mailing Address	4019 W PARK ROAD HOLLYWOOD FL 33021-4360	Use	48
Abbr Legal Description	20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$72,030	$138,530	$210,560	$210,560	
2021	$72,030	$138,530	$210,560	$210,560	$4,528.01
2020	$72,030	$138,920	$210,950	$210,950	$4,552.69

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$210,560	$210,560	$210,560	$210,560
Portability	0	0	0	0
Assessed/SOH	$210,560	$210,560	$210,560	$210,560
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	$210,560	$210,560	$210,560	$210,560

Sales History

Date	Type	Price	Book/Page or CIN
4/20/1983	WD		10820 / 769

Land Calculations

Price	Factor	Type
$7.00	10,290	SF
Adj. Bldg. S.F. (Card, Sketch)		1834
Eff./Act. Year Built: 1944/1943		

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.)

)

O'TOOLE,EDWIN D & JEAN MARIE
ASPHALT SEALCOATING PRODUCTS, INC. CASE NO. 6184

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. AT 12:47 P.M. ON THE 3 DAY OF FEBRUARY 2022.

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

TYPE OF SERVICE

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

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

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

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

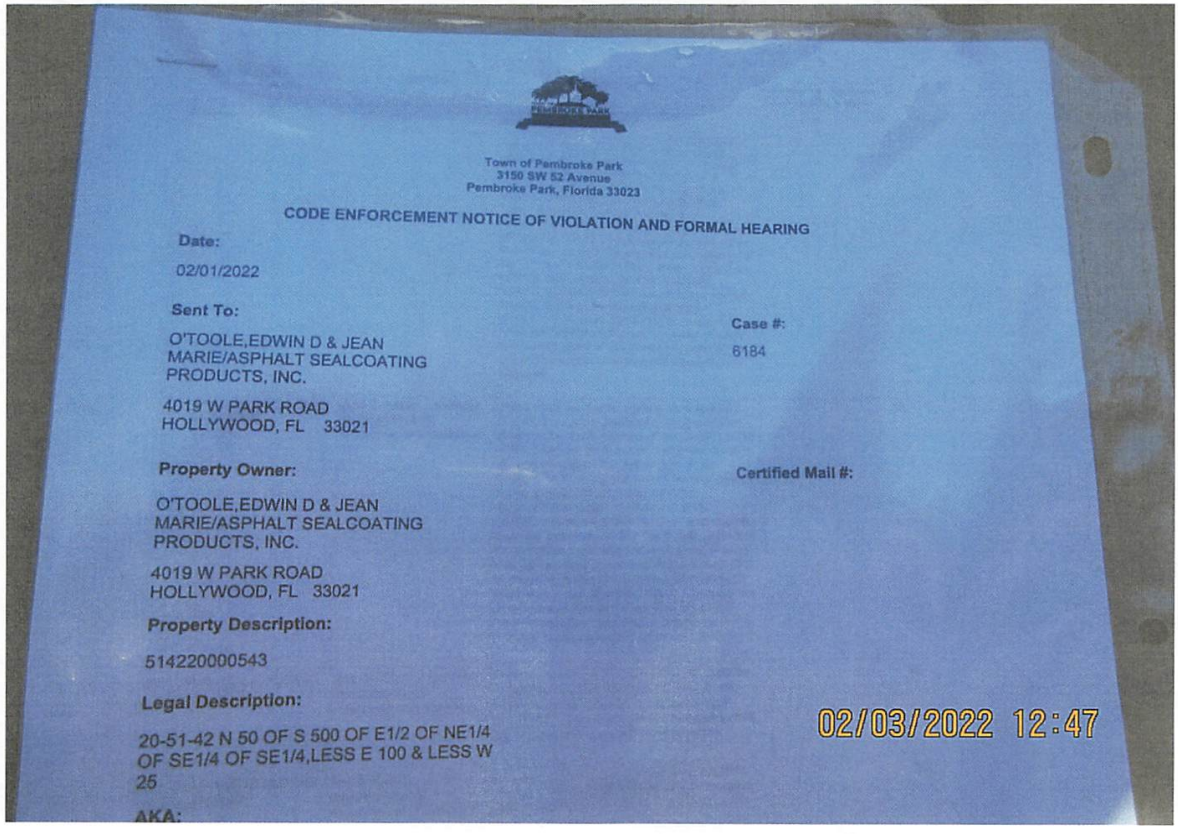
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 2, 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:

02/01/2022

Sent To:

O'TOOLE,EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6184

Property Owner:

O'TOOLE,EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4,LESS E 100 & LESS W
25

AKA:

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6184

Property Owner:

O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25

AKA:

2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 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 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	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. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	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(b). - Nonresidential commercial buildings, owner's responsibilities	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
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

1. Exterior maintenance of building four walls and roof required (i.e. pressure wash, wash, treatment, repair, paint, etc.)
2. Damaged and unpermitted wooden fence. Replace with permit, plans and inspections.
3. Damaged and unpermitted canopy. Obtain permit, plans and inspection.
4. Damaged and unpermitted chain-link fence. Obtain plans, permit and inspections.
5. Damaged awnings. Repair with permit, plans and inspections.
6. Damaged and unpermitted carport. Exterior maintenance of carport required (pressure wash, paint, treatment, etc.). Repair with permit, plans and inspections.
7. Overgrown vines on chain-link fence. Remove overgrown vines from fence.
8. Overgrown weeds. Trim all overgrown weeds.
9. Dead vegetation. Remove dead vegetation.
10. Trash and debris on property. Remove trash and debris.
11. Parking lot exterior requires maintenance (i.e. pressure wash, paint, treatment, etc.)
12. Unpermitted business sign. Obtain permit for business sign or remove.
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 16th day of February, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

2/1/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/03/2022

Sent To:

O'TOOLE,EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6184

Property Owner:

O'TOOLE,EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

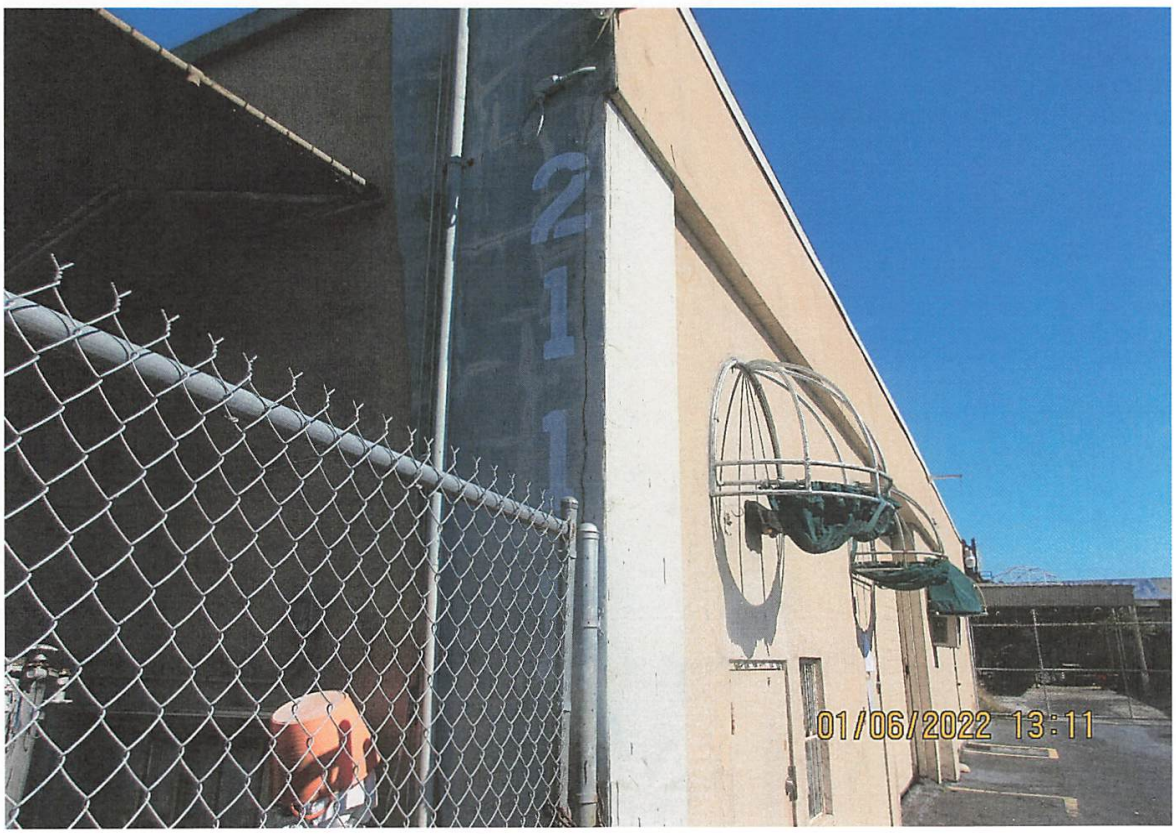
514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4,LESS E 100 & LESS W
25

AKA:

01/06/2022 13:11



2201
ASPHALT PRODUCTS
DIGGER O'TOOLE
ASPHALT
SEAL COATING
PRODUCTS
BROWARD
DADE
954 963-2341
DRIVEWAY SEALER EQUIPMENT & SUPPLIES
01/06/2022 13:12

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/03/2022

Sent To:

O'TOOLE,EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6184

Property Owner:

O'TOOLE,EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4,LESS E 100 & LESS W
25

AKA:

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 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 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	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. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	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(b). - Nonresidential commercial buildings, owner's responsibilities	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
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

1. Exterior maintenance of building four walls and roof required (i.e. pressure wash, wash, treatment, repair, paint, etc.)
2. Damaged and unpermitted wooden fence. Replace with permit, plans and inspections.
3. Damaged and unpermitted canopy. Obtain permit, plans and inspection.
4. Damaged and unpermitted chain-link fence. Obtain plans, permit and inspections.
5. Damaged awnings. Repair with permit, plans and inspections.
6. Damaged and unpermitted carport. Exterior maintenance of carport required (pressure wash, paint, treatment, etc.). Repair with permit, plans and inspections.
7. Overgrown vines on chain-link fence. Remove overgrown vines from fence.
8. Overgrown weeds. Trim all overgrown weeds.
9. Dead vegetation. Remove dead vegetation.
10. Trash and debris on property. Remove trash and debris.
11. Parking lot exterior requires maintenance (i.e. pressure wash, paint, treatment, etc.)
12. Unpermitted business sign. Obtain permit for business sign or remove.
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 19th day of January, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

1/3/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. 4019 W PARK ROAD HOLLYWOOD, FL 33021	6184	08/27/2021

Property Owner:	Property Description:	Certified Mail #:
O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. 4019 W PARK ROAD HOLLYWOOD, FL 33021	514220000543	

Legal Description:	AKA:
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 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 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	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. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	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(b). - Nonresidential commercial buildings, owner's responsibilities	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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Notes/Means of Correction:

1. Exterior maintenance of building four walls and roof required (i.e. pressure wash, wash, treatment, repair, paint, etc.)
2. Damaged and unpermitted wooden fence. Replace with permit, plans and inspections.
3. Damaged and unpermitted canopy. Obtain permit, plans and inspection.
4. Damaged and unpermitted chain-link fence. Obtain plans, permit and inspections.
5. Damaged awnings. Repair with permit, plans and inspections.
6. Damaged and unpermitted carport. Exterior maintenance of carport required (pressure wash, paint, treatment, etc.). Repair with permit, plans and inspections.
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8. Overgrown weeds. Trim all overgrown weeds.
9. Dead vegetation. Remove dead vegetation.
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11. Parking lot exterior requires maintenance (i.e. pressure wash, paint, treatment, etc.)
12. Unpermitted business sign. Obtain permit for business sign or remove.
Double permit fee 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
Chief Code Enforcement Officer

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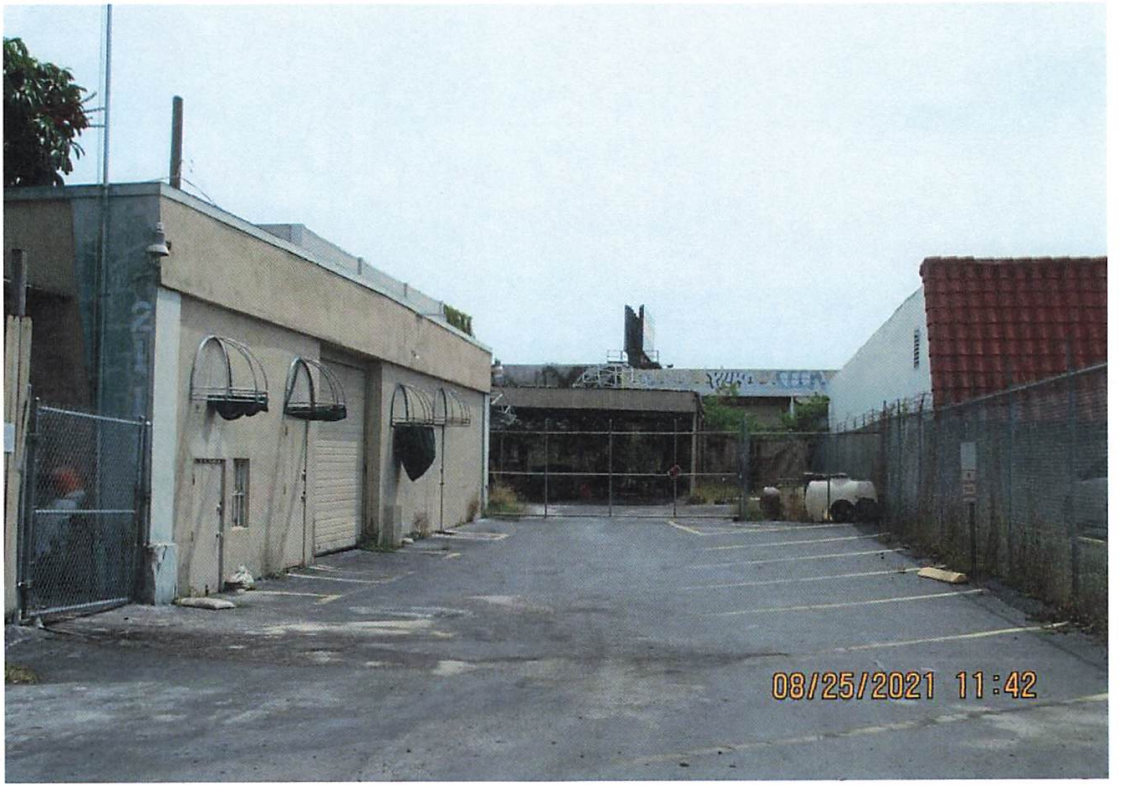
08/25/2021 11:42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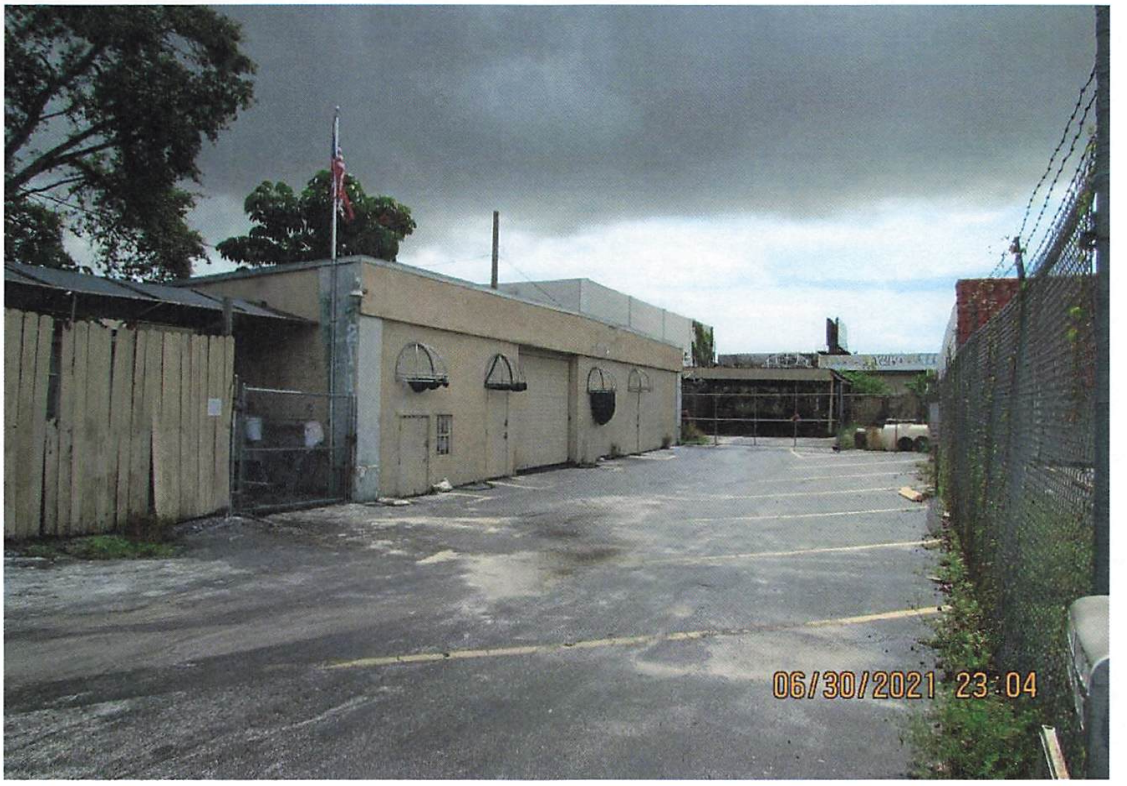
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ASPHALT PRODUCTS
DIGGER O'TOOLE
ASPHALT
SEAL COATING
PRODUCTS
BROWARD
DADE
954 963-2341
DRIVEWAY SEALER EQUIPMENT & SUPPLIES
06/30/2021 23:07

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2111 JOHN P LYONS LANE, PEMBROKE PARK FL 33021	ID #	5142 20 00 0543
Property Owner	O'TOOLE, EDWIN D & JEAN MARIE	Millage	0613
Mailing Address	4019 W PARK ROAD HOLLYWOOD FL 33021-4360	Use	48
Abbr Legal Description	20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25		

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

* 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*	$72,030	$138,530	$210,560	$210,560	
2020	$72,030	$138,920	$210,950	$210,950	$4,552.69
2019	$72,030	$138,920	$210,950	$199,430	$4,431.99

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$210,560	$210,560	$210,560	$210,560
Portability	0	0	0	0
Assessed/SOH	$210,560	$210,560	$210,560	$210,560
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	$210,560	$210,560	$210,560	$210,560

Sales History

Date	Type	Price	Book/Page or CIN
4/20/1983	WD		10820 / 769

Land Calculations

Price	Factor	Type
$7.00	10,290	SF
Adj. Bldg. S.F. (Card, Sketch)		1834
Eff./Act. Year Built: 1944/1943		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2111 JOHN P LYONS LANE, PEMBROKE PARK FL 33021	ID #	5142 20 00 0543
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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	$210,560	$210,560	$210,560	$210,560

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Eff./Act. Year Built: 1944/1943		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case Overview

Property/Incident Information

Owner	Address	Site Address
O'TOOLE,EDWIN D & JEAN MARIE	4019 W PARK ROAD HOLLYWOOD, FL 33021	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

Legal Description

Case Status Open **Case #** 6546 **Date Next Inspection** 7/20/2022

Notes 1. Installed new wooden fence without a building permit. Repeat violation. Contact the building dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
2. Remove trash and debris from property.
Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/30/2021		Notice of Violation	Regular Mail
1/3/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Final Order	Certified Mail
6/23/2022	7/20/2022	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: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$26,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$26,850.00**

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$26,850.00

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, CASE NO.: 6546

Petitioner,

vs.

O'TOOLE, EDWIN D. & JEAN MARIE/
ASPHALT SEALCOATING PRODUCTS, INC.

Respondents.

NOTICE OF APPEARANCE;
REQUEST FOR POSTPONEMENT OF 7/20/22 HEARING; &
NOTICE OF UNAVAILABILITY

1. The undersigned law firm, Hinden, McLean & Arbeiter, P.A. ("HMA"), hereby gives notice of its appearance on behalf of Respondents, O'TOOLE, EDWIN D. & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC., in the above captioned code violation matter, and HMA requests that copies of all documentation relating to the instant code enforcement case be served upon Jon A. Hinden, Esq. and Shawn D. Arbeiter, Esq., Hinden, McLean & Arbeiter, P.A. at the street address and email addresses set forth below.
2. Since HMA has recently been retained, as of July 13, 2022, by Respondents, O'TOOLE, EDWIN D. & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. ("Respondents") on this code violation case, Respondents request a sixty (60) day continuance and postponement of the July 20, 2022, hearing.
3. The continuance is requested by Respondents so that HMA can further investigate the pending issues, and to attempt to reach a resolution with the Town of Pembroke Park (the "Town") on this case.
4. There will be no prejudice to the Town if the July 20, 2022, hearing is postponed to a later date, and this request is submitted by Respondents in good faith and not for purposes of delay.
5. The undersigned advises the Town that the undersigned is unavailable on July 20, 2022, since the undersigned has a trial scheduled in Volusia County, Florida on that date.

CERTIFICATE OF SERVICE

WE HEREBY CERTIFY that a true and correct copy of the foregoing has been delivered via E-Mail and U.S. Mail to Joseline Ramirez, Chief Code Enforcement Officer/Code Enforcement Supervisor [jramirez@tppfl.gov], and to Melissa Anderson, Esq., Town Attorney [townatty@tppfl.gov], Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 this 13th day of July, 2022.

HINDEN, McLEAN & ARBEITER, P.A.
Attorneys for Respondents
4430 SW 64th Avenue
Davie, Florida 33314
(954) 587-3058 – Phone / (954) 587-1770 – Facsimile
Primary Email: sarbeiter@lawhma.com; and
lphelps@lawhma.com
Secondary Email: jhinden@lawhma.com

By: */s/ Shawn Arbeiter*
Shawn D. Arbeiter, Esq.
Florida Bar No: 0151505
Jon A. Hinden, Esq.
Florida Bar No. 582300

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

O'TOOLE,EDWIN D &
JEAN MARIE

2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
O'TOOLE,EDWIN D & JEAN MARIE	6546	06/23/2022
4019 W PARK ROAD HOLLYWOOD, FL 33021		

Property Owner:	**Property Description:**	**Certified Mail #:**
O'TOOLE,EDWIN D & JEAN MARIE	514220000543	
4019 W PARK ROAD HOLLYWOOD, FL 33021		

Legal Description:	**AKA:**
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

O'TOOLE, JEAN MARIE CASE NO. 6546

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2111 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33021

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2111 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: O'TOOLE, JEAN MARIE AT 10:40 A.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

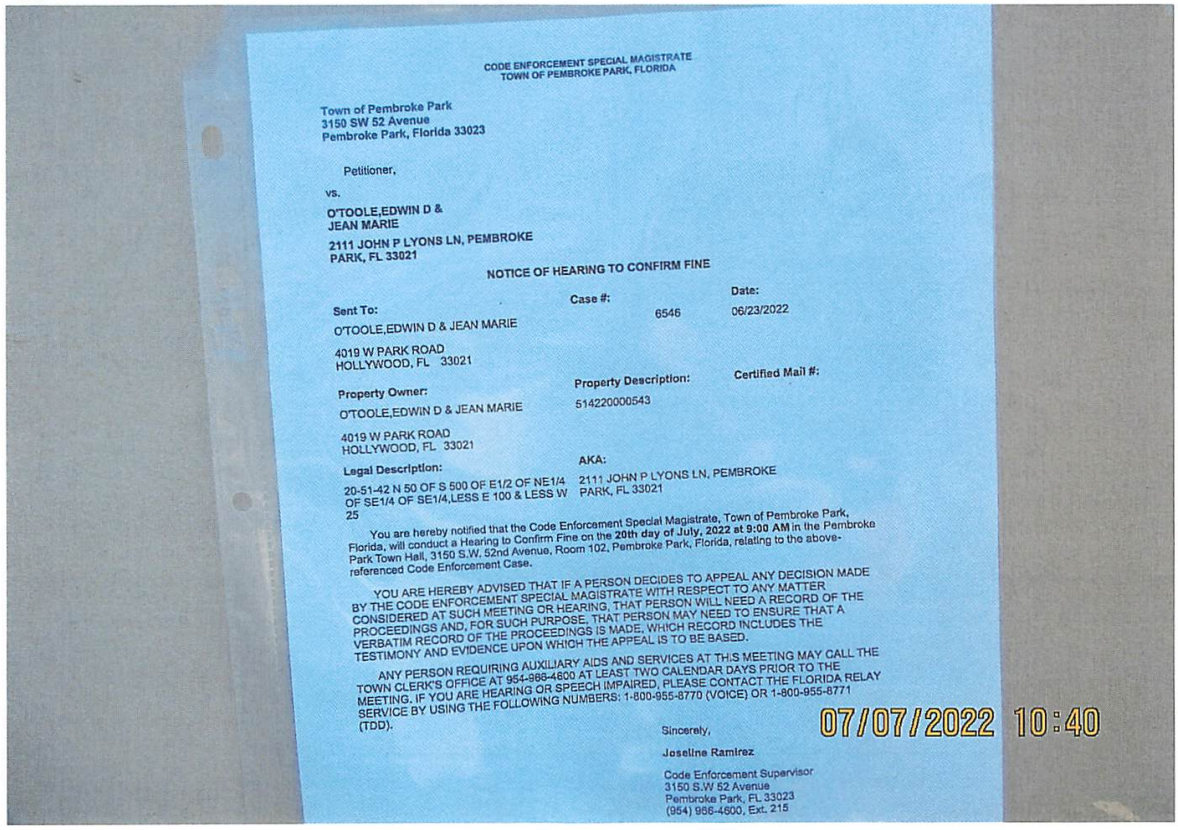
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 11 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

O'TOOLE,EDWIN D &
JEAN MARIE

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
O'TOOLE,EDWIN D & JEAN MARIE 4019 W PARK ROAD HOLLYWOOD, FL 33021	6546	06/23/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
O'TOOLE,EDWIN D & JEAN MARIE 4019 W PARK ROAD HOLLYWOOD, FL 33021	514220000543	
Legal Description:	**AKA:**	
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021	

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Sincerely,

Joseline Ramirez

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

07/07/2022 10:40

Town of Pembroke Park

INVOICE

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

DATE: July 8, 2022
INVOICE # 320
FOR:

Case # 6546
O'TOOLE,EDWIN D & JEAN MARIE
2111 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33021

Bill To:
O'TOOLE,EDWIN D & JEAN MARIE
4019 W PARK ROAD,
HOLLYWOOD, FL, 33021

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105 and 5-17.		
	Final Order on 02/16/2022		
1	Admin Fee	$ 100.00	$ 100.00
109	Day(s) of Per Diem from (04/02/22-07/20/22)	$ 250.00	$ 27,250.00
		Balance	$ 27,350.00

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!

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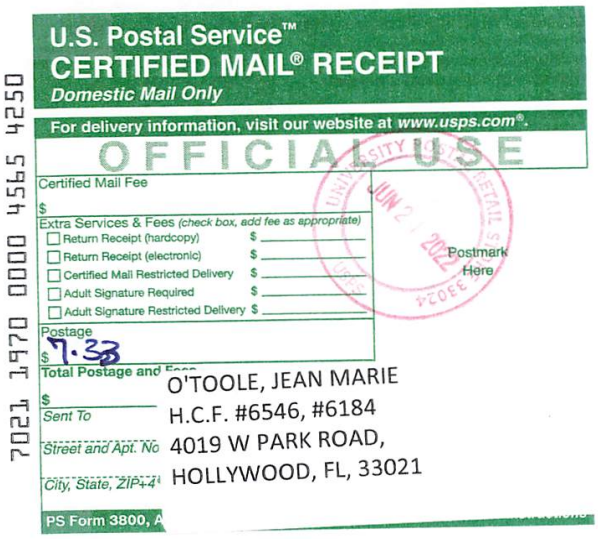
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and
$
Sent To O'TOOLE, JEAN MARIE
Street and Apt. N H.C.F. #6546, #6184
City, State, ZIP+4 2111 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33021
PS Form 3800,
Postmark Here
JUN 24 2022
7021 1970 0000 4565 4243



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Street and Apt. No H.C.F. #6546, #6184
City, State, ZIP+4 4019 W PARK ROAD, HOLLYWOOD, FL, 33021
PS Form 3800, A
Postmark Here
JUN 24 2022
7021 1970 0000 4565 4250

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2111 JOHN P LYONS LANE, PEMBROKE PARK FL 33021	ID #	5142 20 00 0543
Property Owner	O'TOOLE, JEAN MARIE	Millage	0613
Mailing Address	4019 W PARK ROAD HOLLYWOOD FL 33021-4360	Use	48-01
Abbr Legal Description	20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$72,030	$165,990	$238,020	$231,610	
2021	$72,030	$138,530	$210,560	$210,560	$4,528.01
2020	$72,030	$138,920	$210,950	$210,950	$4,552.69

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$238,020	$238,020	$238,020	$238,020
Portability	0	0	0	0
Assessed/SOH	$231,610	$238,020	$231,610	$231,610
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis 1	$500	$500	$500	$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$231,110	$237,520	$231,110	$231,110

Sales History

Date	Type	Price	Book/Page or CIN
4/20/1983	WD		10820 / 769

Land Calculations

Price	Factor	Type
$7.00	10,290	SF
Adj. Bldg. S.F. (Card, Sketch)		1834
Eff./Act. Year Built: 1944/1943		

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. O'TOOLE, EDWIN D & JEAN MARIE ASPHALT SEALCOATING PRODUCTS, INC. Respondent(s)	)	Case No.: 6546

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

PROPERTY OWNER: O'TOOLE,EDWIN D & JEAN MARIE, 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

FOLIO NO.: 5142 20 00 0543

LEGAL DESCRIPTION: 20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25

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 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 2022.

TOWN OF PEMBROKE PARK

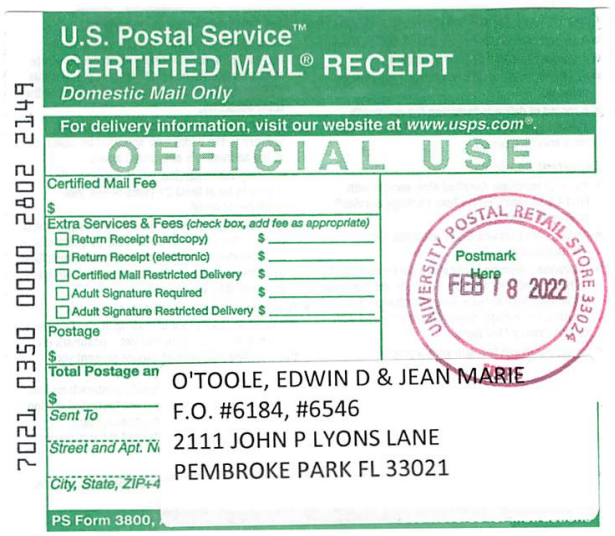
Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023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FEB 18 2022
O'TOOLE, EDWIN D & JEAN MARIE
F.O. #6184, #6546
2111 JOHN P LYONS LANE
PEMBROKE PARK FL 33021

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PS Form 3800,
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FEB 18 2022
USPS
O'Toole, Edwin D & Jean Marie
Asphalt Sealcoating Products, Inc.
F.O. #6184, #6546
4019 W Park Road
Hollywood, FL 33021

Case Overview

Property/Incident Information

Owner	Address	Site Address
O'TOOLE,EDWIN D & JEAN MARIE	4019 W PARK ROAD HOLLYWOOD, FL 33021	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

Legal Description

Case Status Open **Case #** 6546 **Date Next Inspection** 2/16/2022

Notes 1. Installed new wooden fence without a building permit. Repeat violation. Contact the building dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
2. Remove trash and debris from property.
Double permit fee assessed.

No permit

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/30/2021		Notice of Violation	Regular Mail 12/1/21
1/3/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/5/22 Certified Mail 1/5/22
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 2/3/22 Certified Mail 2/2/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/16/2022

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O'Toole, Edwin D & Jean Marie
Asphalt Sealcoating Products, Inc.
NOH #6184, #6546
4019 W Park Road
Hollywood, FL 33021
PS Form 38

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O'TOOLE, EDWIN D & JEAN MARIE
NOH #6184, #6546
2111 JOHN P LYONS LANE
PEMBROKE PARK FL 33021
PS Form 3800,

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City, State, Z

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O'Toole, Edwin D & Jean Marie
Asphalt Sealcoating Products, Inc.
NOH #6184, #6546
4019 W Park Road
Hollywood, FL 33021

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City, State, ZIP+

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O'TOOLE, EDWIN D & JEAN MARIE
NOH #6184, #6546
2111 JOHN P LYONS LANE
PEMBROKE PARK FL 33021

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:

O'TOOLE, EDWIN D & JEAN MARIE
NOH #6184, #6546
2111 JOHN P LYONS LANE
PEMBROKE PARK FL 33021

9590 9402 6379 0303 8493 34

2. Article Number (Transfer from service label)
7021 0350 0000 2802 2712

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

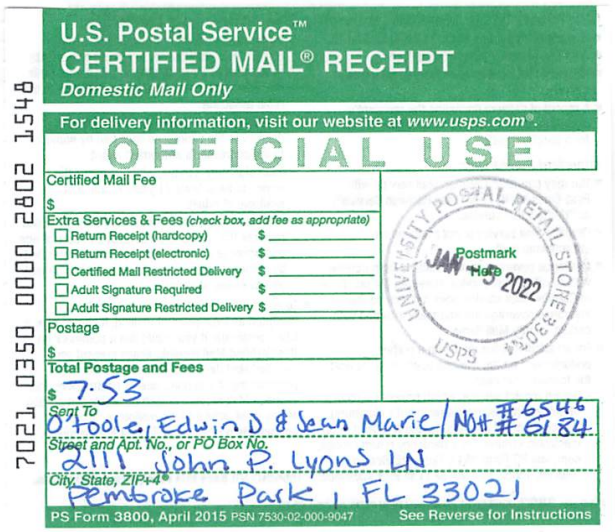
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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



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- ☐ Return Receipt (electronic) $ _____
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- ☐ Adult Signature Required $ _____
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Postage
$

Total Postage and Fees
$ 7.53

Postmark Here
JAN 5 2022
UNIVERSITY POSTAL RETAIL STORE 33024 USPS

7021 0350 0000 2802 1548

Sent To
O'toole, Edwin D & Jean Marie / NOH #6546 #6184

Street and Apt. No., or PO Box No.
2111 John P. Lyons LN

City, State, ZIP+4®
Pembroke Park, FL 33021

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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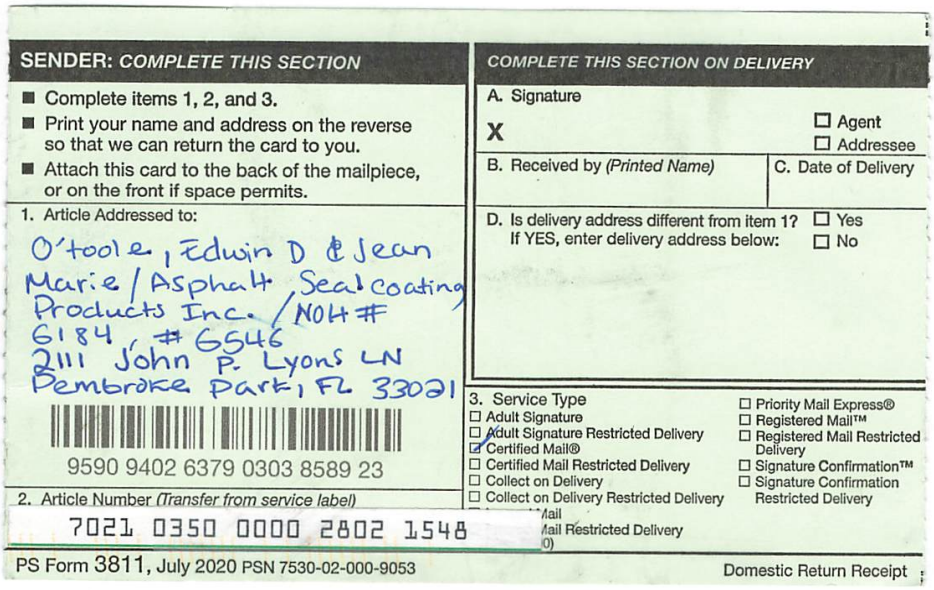
Asphalt Sealcoating Products, Inc.
NOH #6184, #6546
4019 W Park Road
Hollywood, FL 33021



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O'toole, Edwin D & Jean Marie / Asphalt Sealcoating Products Inc. / NOH #6184, #6546
2111 John P. Lyons LN
Pembroke Park, FL 33021

9590 9402 6379 0303 8589 23

2. Article Number (Transfer from service label)
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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

TOWN OF PEMBROKE PARK

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

N.O.V. #6546

Hasler FIRST-CLASS MAIL
12/01/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

O'TOOLE,EDWIN D & JEAN MARIE

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6546

TOWN OF PEMBROKE PARK

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

N.O.V. #6546

Hasler FIRST-CLASS MAIL
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ZIP 33023
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O'toole, Edwin D & Jean Marie
2111 John P. Lyons Ln.
Pembroke Park, FL 33021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

O'TOOLE,EDWIN D & JEAN MARIE
ASPHALT SEALCOATING PRODUCTS, INC. CASE NO. 6546

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. AT 12:47 P.M. ON THE 3 DAY OF FEBRUARY 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 2, 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.

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2111 JOHN P LYONS LANE, PEMBROKE PARK FL 33021	ID #	5142 20 00 0543
Property Owner	O'TOOLE, EDWIN D & JEAN MARIE	Millage	0613
Mailing Address	4019 W PARK ROAD HOLLYWOOD FL 33021-4360	Use	48
Abbr Legal Description	20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$72,030	$138,530	$210,560	$210,560	
2021	$72,030	$138,530	$210,560	$210,560	$4,528.01
2020	$72,030	$138,920	$210,950	$210,950	$4,552.69

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$210,560	$210,560	$210,560	$210,560
Portability	0	0	0	0
Assessed/SOH	$210,560	$210,560	$210,560	$210,560
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	$210,560	$210,560	$210,560	$210,560

Sales History

Date	Type	Price	Book/Page or CIN
4/20/1983	WD		10820 / 769

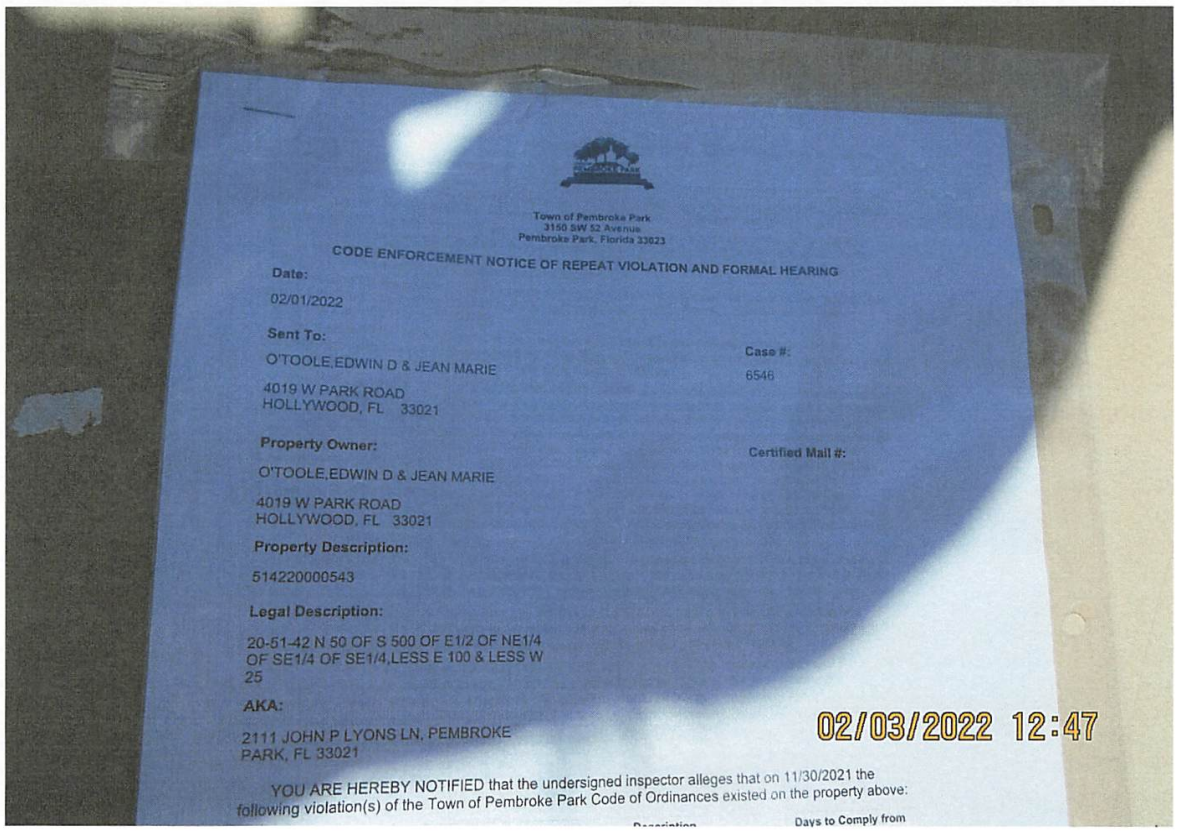
Land Calculations

Price	Factor	Type
$7.00	10,290	SF
Adj. Bldg. S.F. (Card, Sketch)		1834
Eff./Act. Year Built: 1944/1943		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

02/03/2022 12:47


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
02/01/2022
Sent To:
O'TOOLE,EDWIN D & JEAN MARIE
4019 W PARK ROAD
HOLLYWOOD, FL 33021
Case #:
6546
Property Owner:
O'TOOLE,EDWIN D & JEAN MARIE
4019 W PARK ROAD
HOLLYWOOD, FL 33021
Certified Mail #:
Property Description:
514220000543
Legal Description:
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25
AKA:
2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021
02/03/2022 12:47
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Days to Comply from

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

O'TOOLE,EDWIN D & JEAN MARIE

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6546

Property Owner:

O'TOOLE,EDWIN D & JEAN MARIE

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25

AKA:

2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

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

1. Installed new wooden fence without a building permit. Repeat violation. Contact the building dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
2. Remove trash and debris from property.
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 16th day of February, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

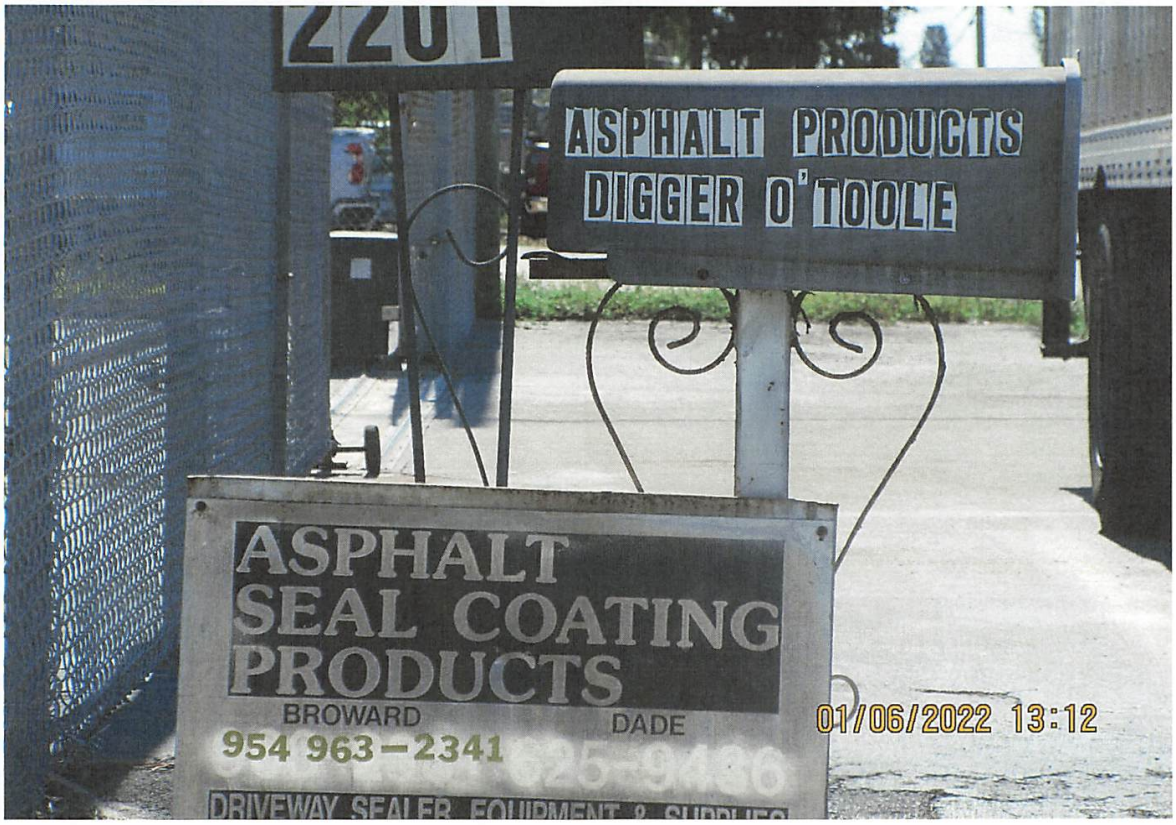
For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

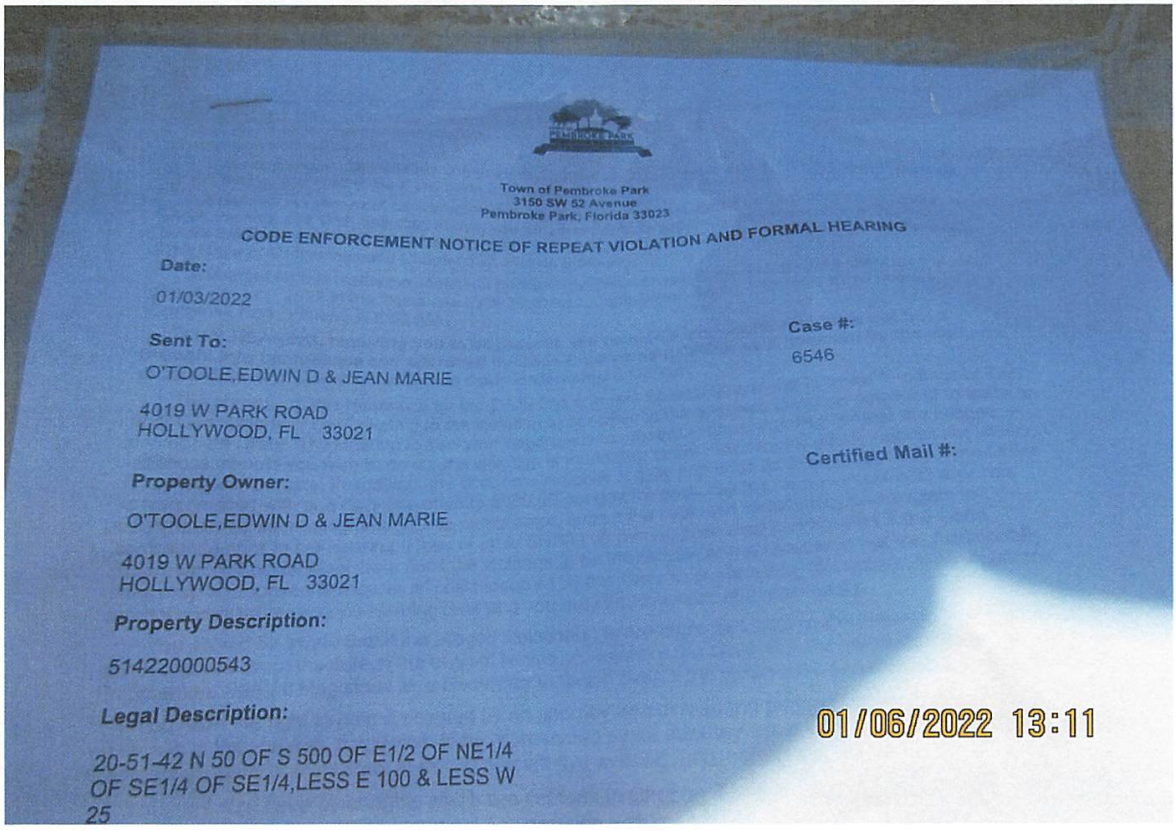
For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

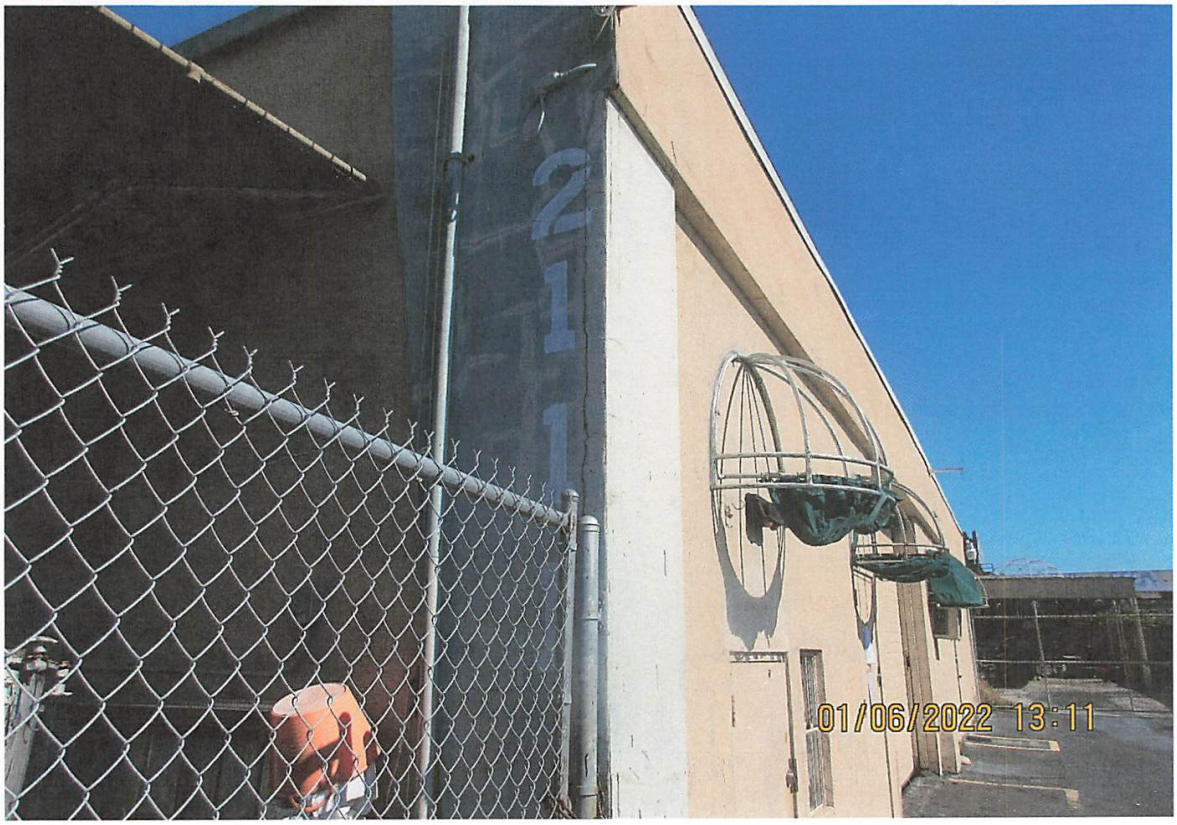
Joseline Ramirez

Chief Code Enforcement Officer

2/1/2022


2201
ASPHALT PRODUCTS
DIGGER O'TOOLE
ASPHALT
SEAL COATING
PRODUCTS
BROWARD
DADE
954 963-2341
DRIVEWAY SEALER EQUIPMENT & SUPPLIES
01/06/2022 13:12


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
01/03/2022
Case #:
6546
Sent To:
O'TOOLE,EDWIN D & JEAN MARIE
4019 W PARK ROAD
HOLLYWOOD, FL 33021
Certified Mail #:
Property Owner:
O'TOOLE,EDWIN D & JEAN MARIE
4019 W PARK ROAD
HOLLYWOOD, FL 33021
Property Description:
514220000543
Legal Description:
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4,LESS E 100 & LESS W
25
01/06/2022 13:11


01/06/2022 13:11

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

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Date:

01/03/2022

Sent To:

O'TOOLE,EDWIN D & JEAN MARIE

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6546

Property Owner:

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4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25

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Joseline Ramirez

Chief Code Enforcement Officer

1/3/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
O'TOOLE,EDWIN D & JEAN MARIE 4019 W PARK ROAD HOLLYWOOD, FL 33021	6546	11/30/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
O'TOOLE,EDWIN D & JEAN MARIE 4019 W PARK ROAD HOLLYWOOD, FL 33021	514220000543	
Legal Description:	**AKA:**	
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021	

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Notes/Means of Correction:

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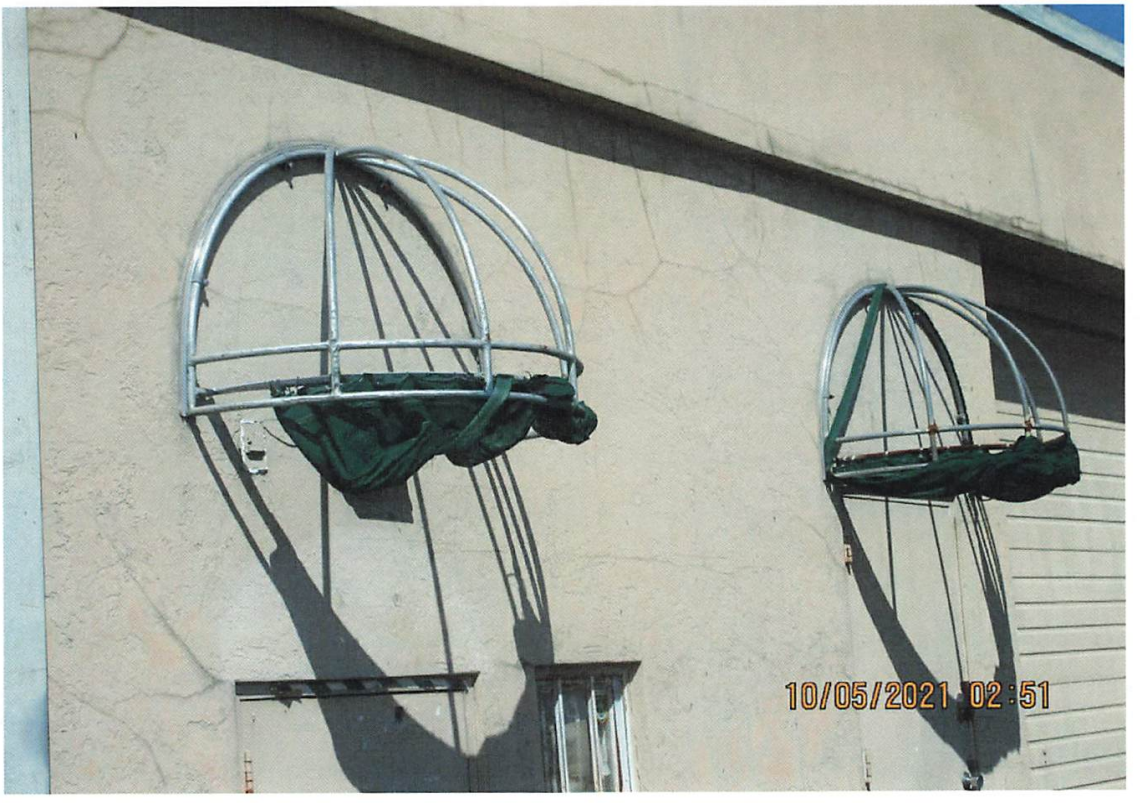
Joseline Ramirez
Chief Code Enforcement Officer

10/05/2021 02:51

10/05/2021 02:51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10/05/2021 02:52

10/05/2021 02:52

10/05/2021 02:52

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2111 JOHN P LYONS LANE, PEMBROKE PARK FL 33021	ID #	5142 20 00 0543
Property Owner	O'TOOLE, EDWIN D & JEAN MARIE	Millage	0613
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Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$210,560	$210,560	$210,560	$210,560

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Price	Factor	Type
$7.00	10,290	SF
Adj. Bldg. S.F. (Card, Sketch)		1834
Eff./Act. Year Built: 1944/1943		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case Overview

Property/Incident Information

Owner	Address	Site Address
FRAKES,DONALD RAY	3303 W PARK RD HOLLYWOOD, FL 33021	2617 S PARK RD, PEMBROKE PARK, FL 33009 #2625

Legal Description

Case Status Open **Case #** 6951 **Date Next Inspection** 7/20/2022

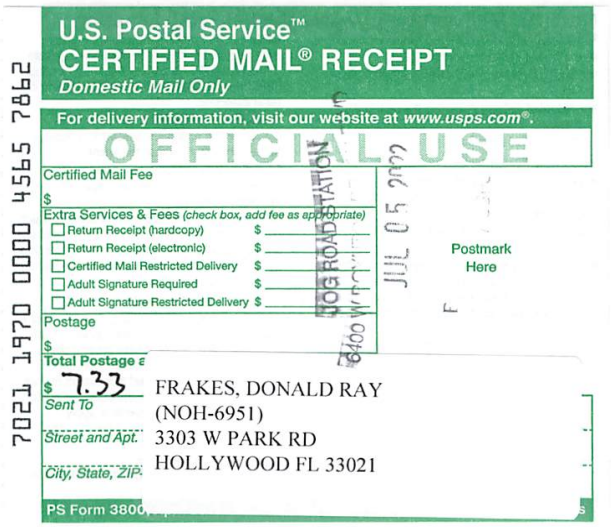
Notes VIOLATIONS/CORRECTIVE ACTIONS
1)The exterior wall in the back of the building f has discoloration on it/CORRECTIVE ACTION- Remove all discoloration from the exterior wall
2)The parking lot in the back of the building is in disrepair/CORRECTIVE ACTIONS- Obtain plans and inspections for a permit (954 966 4600 EXT 182) When a permit is obtained Repair/Re-seal the parking lot
3)The parking lot in the back of the building needs to be re-striped/CORRECTIVE ACTIONS-Obtain plans and inspections for a zoning permit. When a permit is obtained re-stripe the parking lot

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/14/2022		Notice of Violation	Regular Mail
7/5/2022	7/20/2022	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(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2022



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

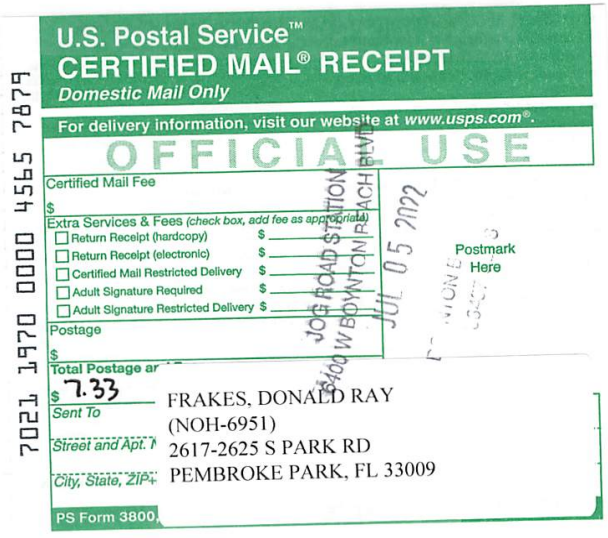
Total Postage a
$ 7.33

Sent To FRAKES, DONALD RAY
(NOH-6951)
Street and Apt. 3303 W PARK RD
City, State, ZIP HOLLYWOOD FL 33021

PS Form 3800

JOG ROAD STATION
JUL 05 2022
Postmark Here

7021 1970 0000 4565 7862



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 ar
$ 7.33

Sent To FRAKES, DONALD RAY
(NOH-6951)
Street and Apt. 2617-2625 S PARK RD
City, State, ZIP+ PEMBROKE PARK, FL 33009

PS Form 3800

JOG ROAD STATION
JUL 05 2022
Postmark Here

7021 1970 0000 4565 7879

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

FRAKES, DONALD RAY CASE NO. 6951

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2617-2625 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2617-2625 S PARK RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: FRAKES, DONALD RAY AT 9:05 A.M. ON THE 8 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

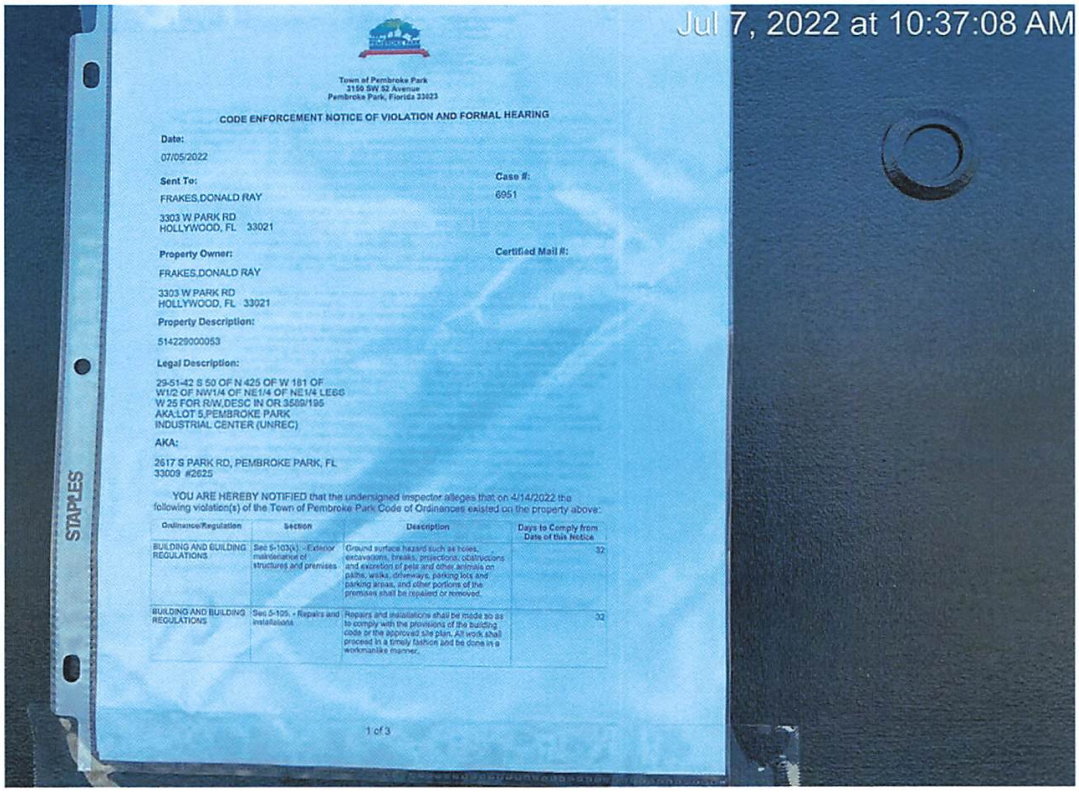
Erik Richwagen
AFFIANT

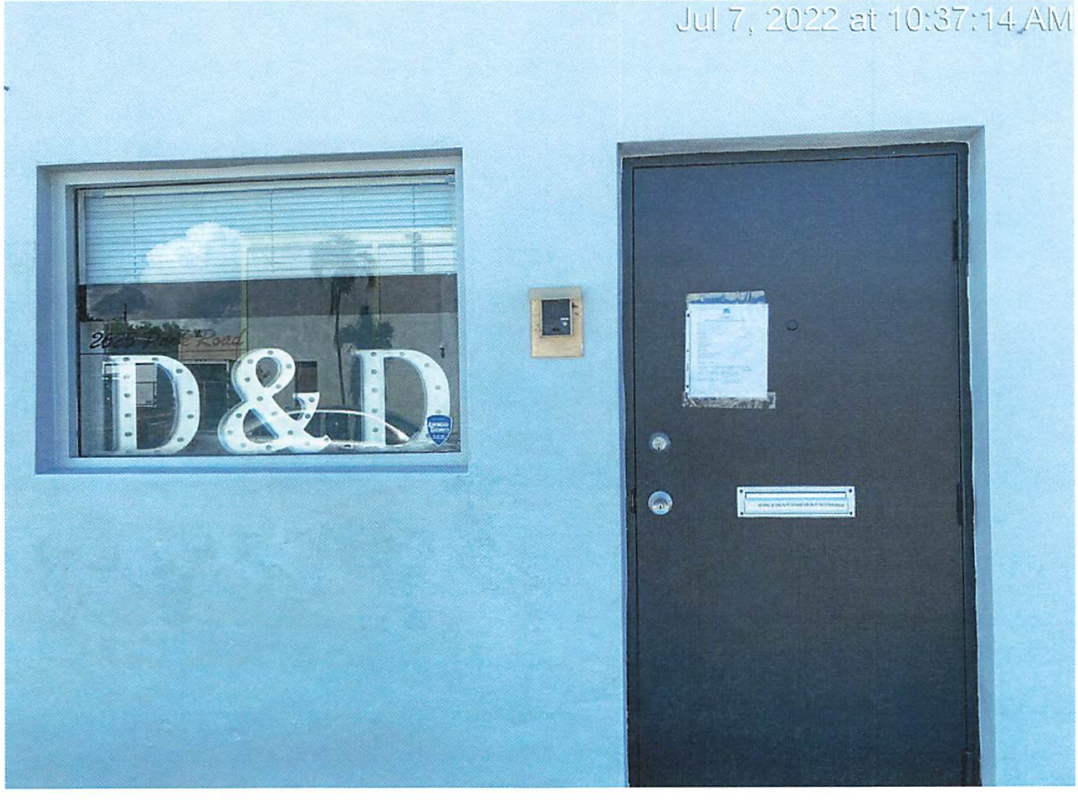
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

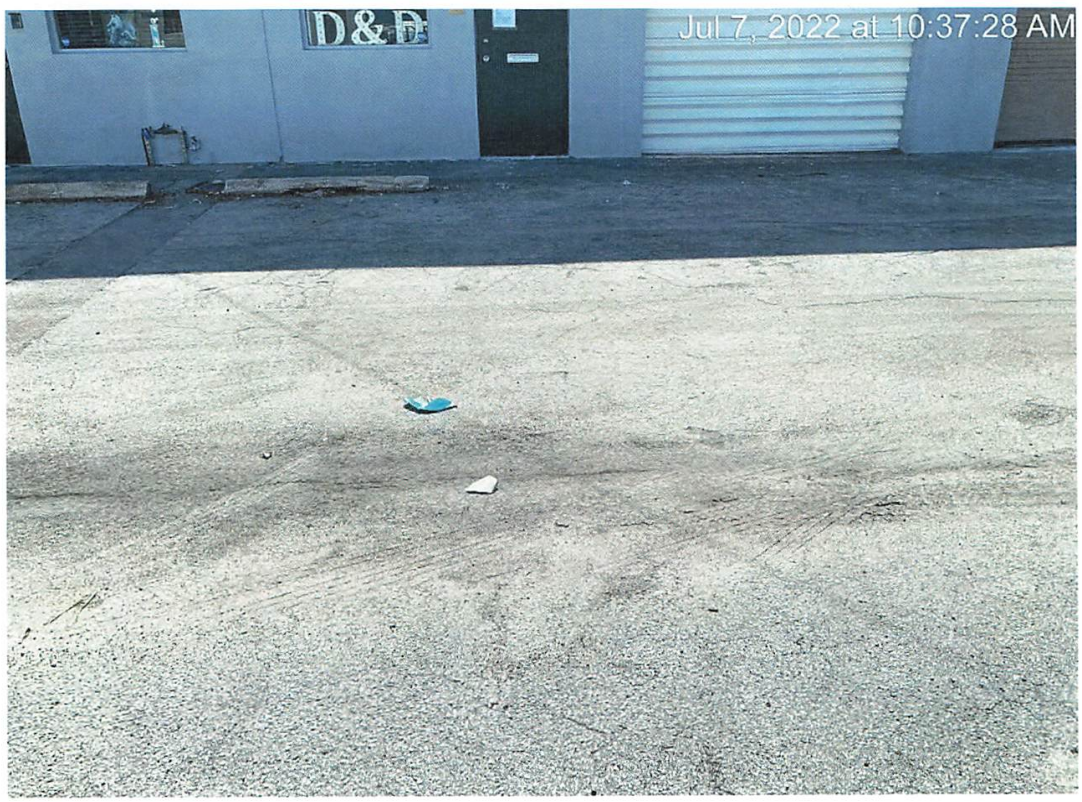
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

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


Jul 7, 2022 at 10:37:08 AM
STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
07/05/2022
Sent To:
FRAKES,DONALD RAY
3303 W PARK RD
HOLLYWOOD, FL 33021
Case #:
6951
Property Owner:
FRAKES,DONALD RAY
3303 W PARK RD
HOLLYWOOD, FL 33021
Certified Mail #:
Property Description:
514229000053
Legal Description:
29-51-42 S 50 OF N 425 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W,DESC IN OR 3569/195 AKA:LOT 5,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)
AKA:
2617 S PARK RD, PEMBROKE PARK, FL 33009 #2625
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103(a) - Exterior maintenance of structures and premises
Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pest and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.
32
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
32
1 of 3

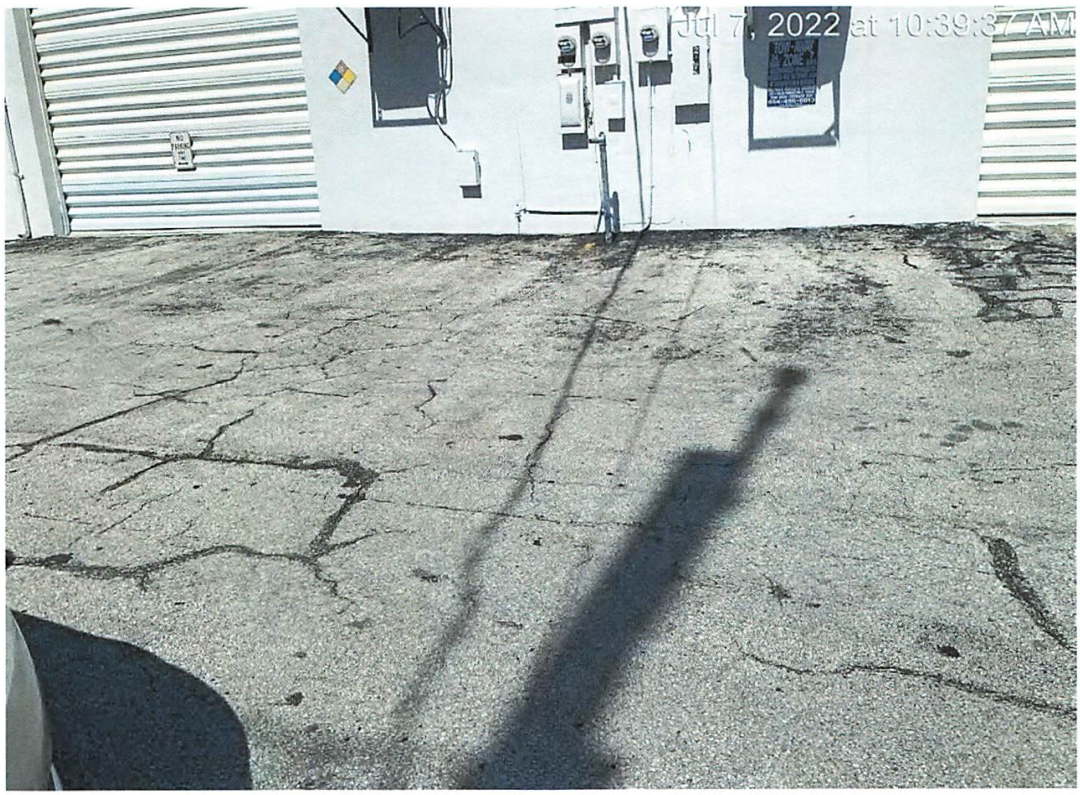

Jul 7, 2022 at 10:37:14 AM
D&D

Jul 7, 2022 at 10:37:25 AM
D&D


D&D
Jul 7, 2022 at 10:37:28 AM

Jul 7, 2022 at 10:39:24 AM
NO PARKING ANY TIME

NO PARKING ANY TIME


Jul 7, 2022 at 10:39:37 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/05/2022

Sent To:

FRAKES,DONALD RAY

3303 W PARK RD
HOLLYWOOD, FL 33021

Case #:

6951

Property Owner:

FRAKES,DONALD RAY

3303 W PARK RD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514229000053

Legal Description:

29-51-42 S 50 OF N 425 OF W 181 OF
W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS
W 25 FOR R/W,DESC IN OR 3589/195
AKA:LOT 5,PEMBROKE PARK
INDUSTRIAL CENTER (UNREC)

AKA:

2617 S PARK RD, PEMBROKE PARK, FL
33009 #2625

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	32
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	32

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	32

VIOLATIONS/CORRECTIVE ACTIONS
1)The exterior wall in the back of the building f has discoloration on it/CORRECTIVE ACTION-Remove all discoloration from the exterior wall
2)The parking lot in the back of the building is in disrepair/CORRECTIVE ACTIONS- Obtain plans and inspections for a permit (954 966 4600 EXT 182) When a permit is obtained Repair/Re-seal the parking lot
3)The parking lot in the back of the building needs to be re-striped/CORRECTIVE ACTIONS-Obtain plans and inspections for a zoning permit. When a permit is obtained re-stripe the parking lot

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/5/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
FRAKES,DONALD RAY 3303 W PARK RD HOLLYWOOD, FL 33021	6951	04/14/2022

Property Owner:	Property Description:	Certified Mail #:
FRAKES,DONALD RAY 3303 W PARK RD HOLLYWOOD, FL 33021	514229000053	

Legal Description:	AKA:
29-51-42 S 50 OF N 425 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W,DESC IN OR 3589/195 AKA:LOT 5,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2617 S PARK RD, PEMBROKE PARK, FL 33009 #2625

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	32
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	32
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	32

Notes/Means of Correction:

VIOLATIONS/CORRECTIVE ACTIONS
1)The exterior wall in the back of the building f has discoloration on it/CORRECTIVE ACTION-Remove all discoloration from the exterior wall
2)The parking lot in the back of the building is in disrepair/CORRECTIVE ACTIONS- Obtain plans and inspections for a permit (954 966 4600 EXT 182) When a permit is obtained Repair/Re-seal the parking lot
3)The parking lot in the back of the building needs to be re-striped/CORRECTIVE ACTIONS-Obtain plans and inspections for a zoning permit. When a permit is obtained re-stripe the parking lot

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

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

Erik Richwagen
Code Enforcement Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2617-2625 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0053
Property Owner	FRAKES, DONALD RAY	Millage	0613
Mailing Address	3303 W PARK RD HOLLYWOOD FL 33021	Use	48-01

Abbr Legal Description	29-51-42 S 50 OF N 425 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W,DESC IN OR 3589/195 AKA:LOT 5,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$54,600	$489,360	$543,960	$543,960	
2021	$54,600	$445,940	$500,540	$500,540	$10,763.91
2020	$54,600	$470,360	$524,960	$505,870	$11,041.77

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$543,960	$543,960	$543,960	$543,960
Portability	0	0	0	0
Assessed/SOH	$543,960	$543,960	$543,960	$543,960
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$543,960	$543,960	$543,960	$543,960

Sales History

Date	Type	Price	Book/Page or CIN
5/6/2013	WD-Q	$450,000	111519636
9/28/2004	SWD	$359,000	38285 / 361
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	7,800	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

NoV-6951

2617 S Park RD
Pembroke Park
FL 33009 (#2625)

Hasler FIRST-CLASS MAIL
04/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

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

NoV-6951

Hasler FIRST-CLASS MAIL
04/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:

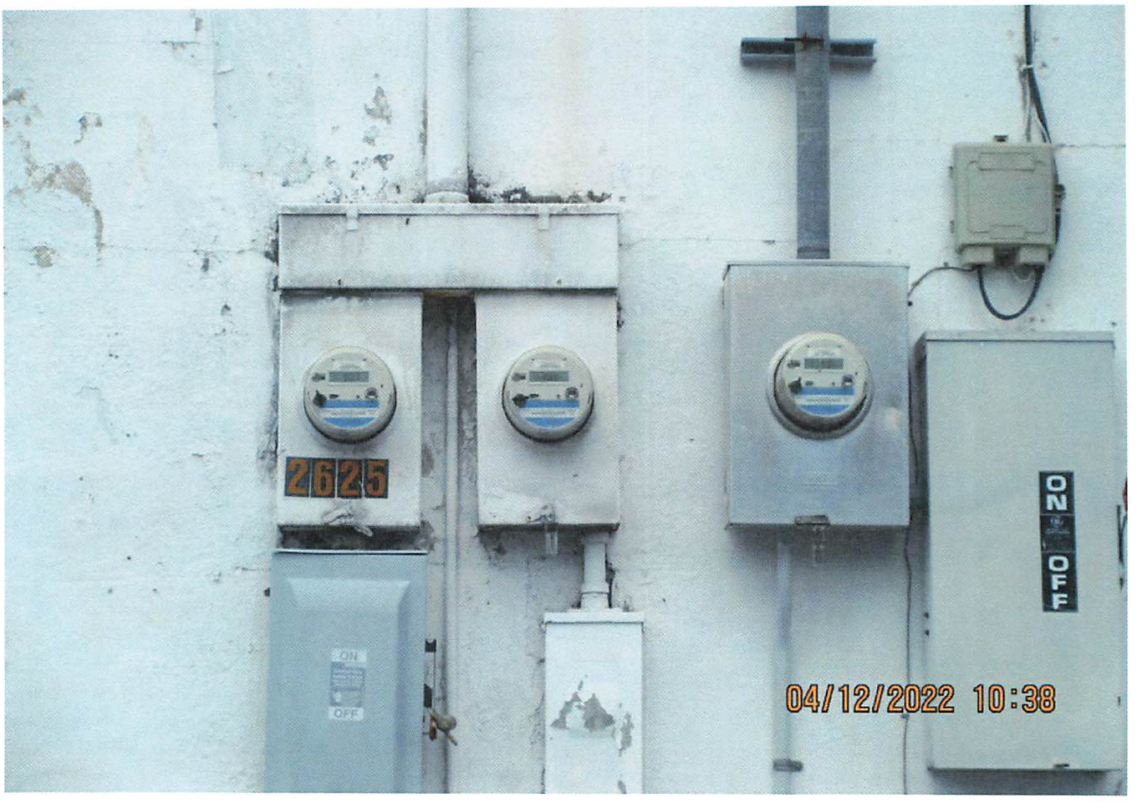
FRAKES,DONALD RAY

3303 W PARK RD
HOLLYWOOD, FL 33021

Case #:

6951

04/12/2022 10:38


2625
ON
OFF
04/12/2022 10:38

Case Overview

Property/Incident Information

Owner	Address	Site Address
KELSEY/PARKWOOD CORP	1812 SW 31 AVE PEMBROKE PARK, FL 33009	3101 SW 25 ST, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6952 **Date Next Inspection** 7/20/2022

Notes VIOLATIONS/CORRECTIVE ACTIONS
1)[BAY 100-106] The entire parking lot is in disrepair/CORRECTIVE ACTIONS-Obtain plans and inspections for a permit (954 966 4600 EXT 182). When a permit is pulled then repair/re-seal the parking lot.
2)[BAY 100-106] The parking lot needs to be re striped/CORRECTIVE ACTIONS-Obtain plans and inspections for a zoning permit. When a permit is pulled then re-stripe the parking lot
3)[BAY 105-106] There is bulk trash outside of both of these bays/CORRECTIVE ACTIONS- Remove all bulk trash from these bays

Documents Issued

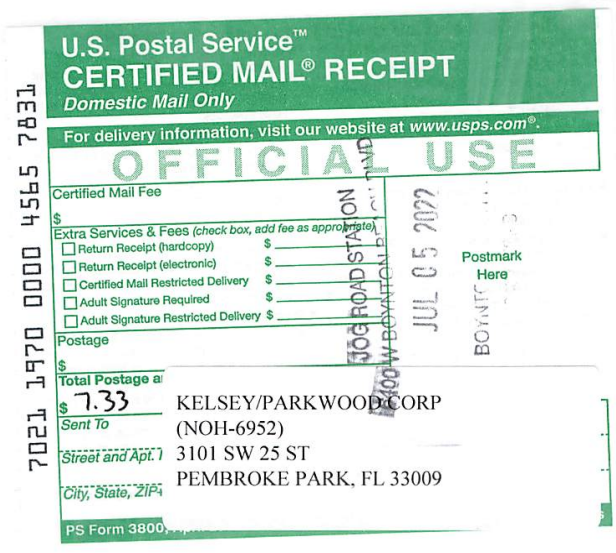
Date Issue	Hearing Date	Document Type	Delivery
4/14/2022		Notice of Violation	Regular Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2022

Case Overview

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: 7/20/2022
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: 7/20/2022



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

Postage
$

Total Postage a
$ 7.33

Sent To
Street and Apt.
City, State, ZIP

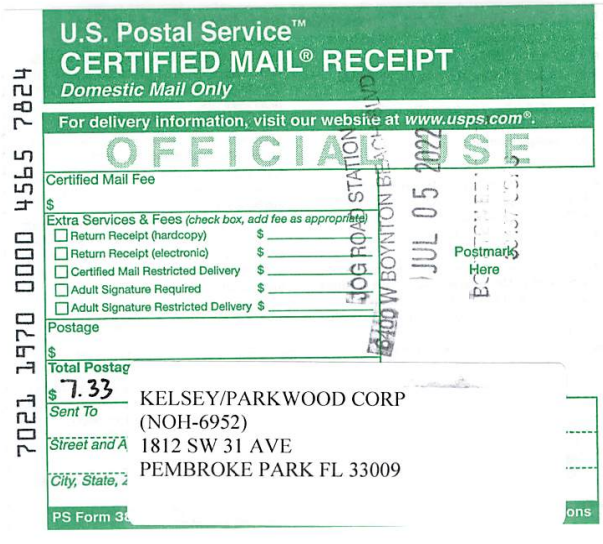
KELSEY/PARKWOOD CORP
(NOH-6952)
3101 SW 25 ST
PEMBROKE PARK, FL 33009

PS Form 3800,

7021 1970 0000 4565 7831

JUL 05 2022

Postmark Here



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

Postage
$

Total Postag
$ 7.33

Sent To
Street and A
City, State, Z

KELSEY/PARKWOOD CORP
(NOH-6952)
1812 SW 31 AVE
PEMBROKE PARK FL 33009

PS Form 3

ons

7021 1970 0000 4565 7824

JUL 05 2022

Postmark Here

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

KELSEY/PARKWOOD CORP CASE NO. 6952

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3101 SW 25 ST, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3101 SW 25 ST, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: KELSEY/PARKWOOD CORP AT 10:43 A.M. ON THE 8 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

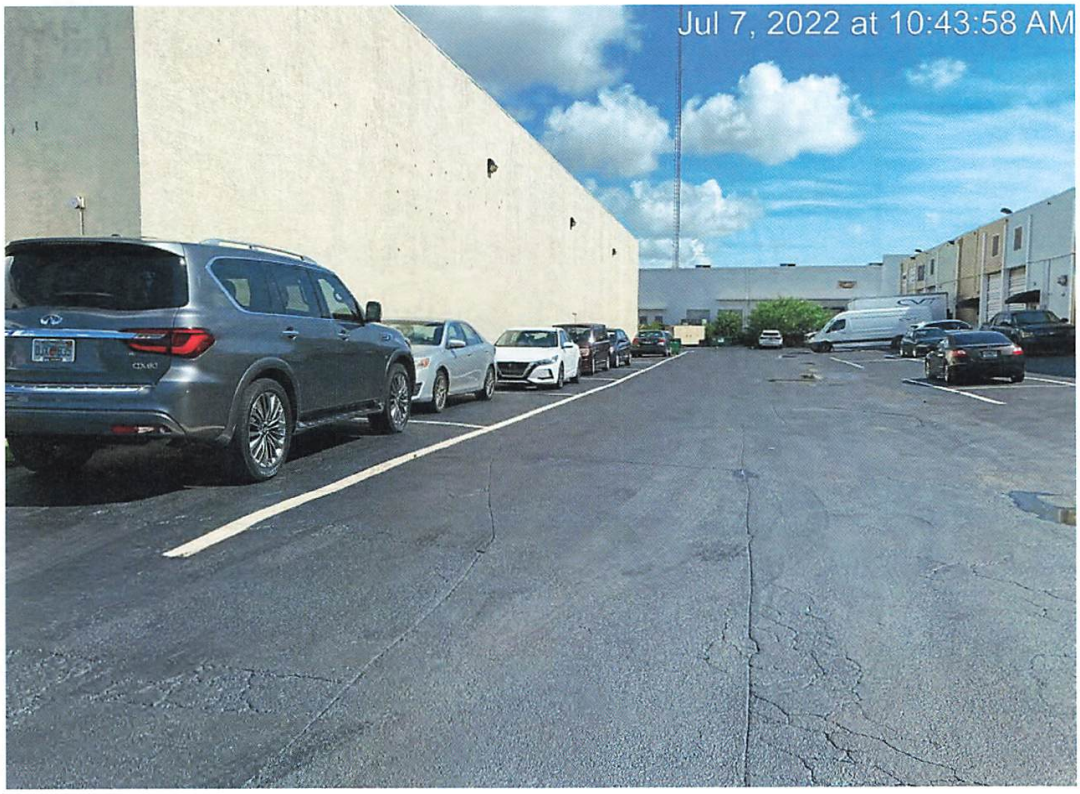
Erik Richwagen
AFFIANT

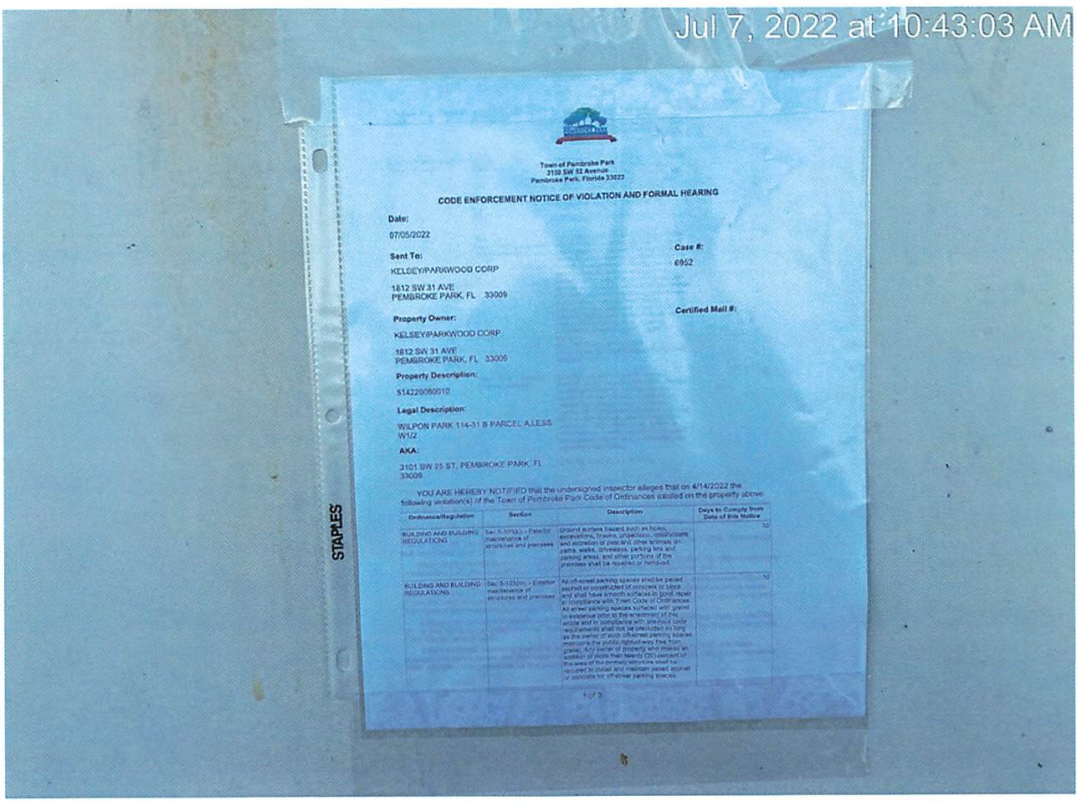
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

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

Signature

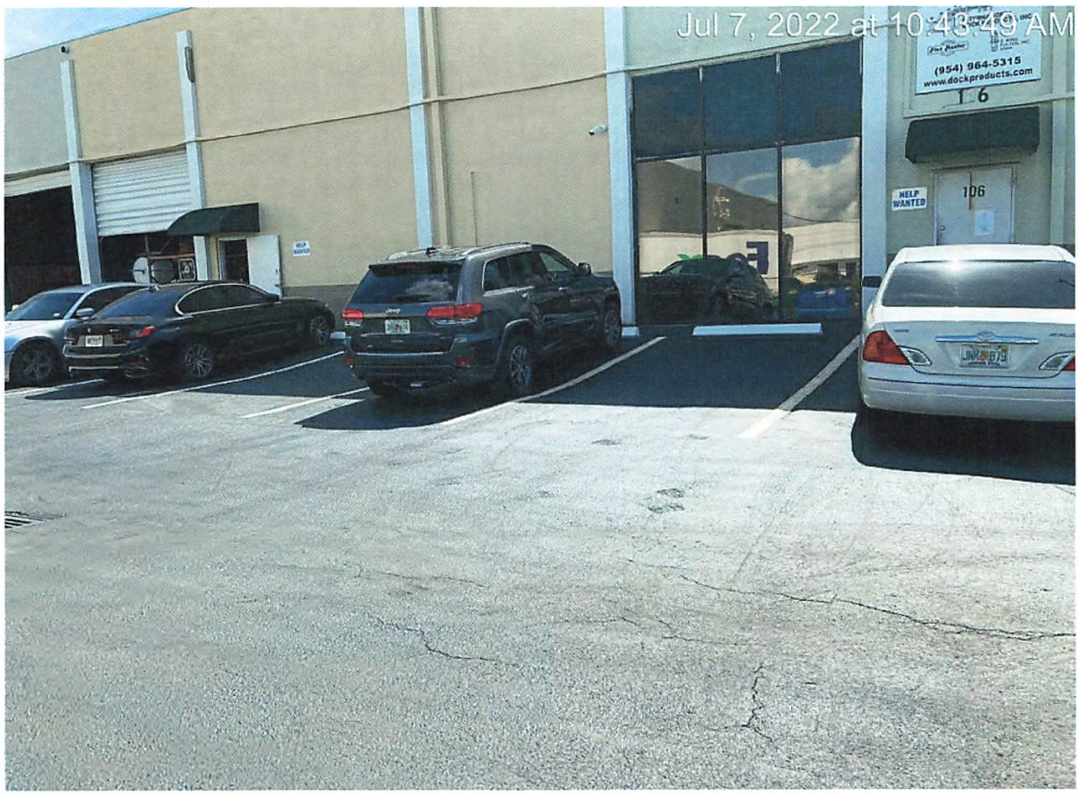
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


Jul 7, 2022 at 10:43:58 AM


Jul 7, 2022 at 10:43:03 AM
STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
07/05/2022
Case #:
6952
Sent To:
KELDEY/PARKWOOD CORP
1812 SW 31 AVE
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Owner:
KELSEY/PARKWOOD CORP
1812 SW 31 AVE
PEMBROKE PARK, FL 33009
Property Description:
514220080010
Legal Description:
WILPON PARK 114-31 B PARCEL A LESS W1/2
AKA:
3101 SW 35 ST, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-107(a) – Exterior maintenance of structures and premises
Ground surface hazard, such as holes, excavations, breaks, projections, obstructions and accretion of pool and other surfaces on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.
10
BUILDING AND BUILDING REGULATIONS
Sec 5-107(m) – Exterior maintenance of structures and premises
All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who misses an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.
10
1 of 3

Jul 7, 2022 at 10:43:26 AM
106
HELP WANTED

Jul 7, 2022 at 10:43:40 AM


Jul 7, 2022 at 10:43:49 AM
(954) 964-5315
www.dockproducts.com
6
HELP WANTED
106

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/05/2022

Sent To:

KELSEY/PARKWOOD CORP

1812 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

6952

Property Owner:

KELSEY/PARKWOOD CORP

1812 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220080010

Legal Description:

WILPON PARK 114-31 B PARCEL A,LESS W1/2

AKA:

3101 SW 25 ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	32
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	32

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	32
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	32
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.	32
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)	32

VIOLATIONS/CORRECTIVE ACTIONS
1)[BAY 100-106] The entire parking lot is in disrepair/CORRECTIVE ACTIONS-Obtain plans and inspections for a permit (954 966 4600 EXT 182). When a permit is pulled then repair/re-seal the parking lot.
2)[BAY 100-106] The parking lot needs to be re striped/CORRECTIVE ACTIONS-Obtain plans and inspections for a zoning permit. When a permit is pulled then re-stripe the parking lot
3)[BAY 105-106] There is bulk trash outside of both of these bays/CORRECTIVE ACTIONS- Remove all bulk trash from these bays

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/5/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
KELSEY/PARKWOOD CORP 1812 SW 31 AVE PEMBROKE PARK, FL 33009	6952	04/14/2022

Property Owner:	Property Description:	Certified Mail #:
KELSEY/PARKWOOD CORP 1812 SW 31 AVE PEMBROKE PARK, FL 33009	514220080010	

Legal Description:	AKA:
WILPON PARK 114-31 B PARCEL A,LESS W1/2	3101 SW 25 ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	32
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	32
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	32

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	32
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.	32
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)	32

Notes/Means of Correction:

VIOLATIONS/CORRECTIVE ACTIONS
1)[BAY 100-106] The entire parking lot is in disrepair/CORRECTIVE ACTIONS-Obtain plans and inspections for a permit (954 966 4600 EXT 182). When a permit is pulled then repair/re-seal the parking lot.
2)[BAY 100-106] The parking lot needs to be re striped/CORRECTIVE ACTIONS-Obtain plans and inspections for a zoning permit. When a permit is pulled then re-stripe the parking lot
3)[BAY 105-106] There is bulk trash outside of both of these bays/CORRECTIVE ACTIONS- Remove all bulk trash from these bays

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

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

Erik Richwagen
Code Enforcement Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3101 SW 25 STREET, PEMBROKE PARK FL 33009	ID #	5142 20 08 0010
Property Owner	KELSEY/PARKWOOD CORP	Millage	0613
Mailing Address	1812 SW 31 AVE PEMBROKE PARK FL 33009	Use	48-01
Abbr Legal Description	WILPON PARK 114-31 B PARCEL A,LESS W1/2		

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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$312,430	$2,904,230	$3,216,660	$3,216,660	
2021	$312,430	$2,646,690	$2,959,120	$2,959,120	$63,634.69
2020	$312,430	$2,303,310	$2,615,740	$2,615,740	$56,452.38

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,216,660	$3,216,660	$3,216,660	$3,216,660
Portability	0	0	0	0
Assessed/SOH	$3,216,660	$3,216,660	$3,216,660	$3,216,660
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	$3,216,660	$3,216,660	$3,216,660	$3,216,660

Sales History

Date	Type	Price	Book/Page or CIN
7/31/2020	WD-D	$749,300	116647257
10/12/2017	WD-D	$1,181,000	114684716
4/1/1989	WD	$1,100,000	16403 / 963
5/1/1987	WD	$125,000	
7/1/1986	WD	$83,500	

Land Calculations

Price	Factor	Type
$6.00	52,072	SF
Adj. Bldg. S.F. (Card, Sketch)		29100
Eff./Act. Year Built: 1990/1989		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

104
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04/12/2022 11:05

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04/12/2022 11:07

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04/12/2022 11:07

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04/12/2022 11:11

KOHLER
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BRAGS
HAYES
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04/12/2022 11:01

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BRADS HAYES
04/12/2022 11:01

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CVT
04/12/2022 11:02

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CVT
04/12/2022 11:02

CVT
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04/12/2022 11:05

04/12/2022 11:05

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

NoV-6952

3101 SW 25 ST
Pembroke Park, FL 33009

Hasler FIRST-CLASS MAIL
04/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

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

NoV-6952

Hasler FIRST-CLASS MAIL
04/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:

KELSEY/PARKWOOD CORP

1812 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

6952

Case Overview

Property/Incident Information

Owner	Address	Site Address
REEVE ASSET MGMT COMPANY	1262 TERRYSTONE CT WESTON, FL 33326	2501 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6953 **Date Next Inspection** 7/20/2022

Notes VIOLATIONS/CORRECTIVE ACTIONS
1)The exterior wall of the building has discoloration and rust on it/CORRECTIVE ACTION- Remove all discoloration from the exterior walls
2)The entire parking lot is in disrepair/CORRECTIVE ACTION- Obtain plans and inspections for a permit and contact the building department (954 966 4600 EXT 182). Repair/Re-seal the parking lot once the permit has been issued
3)The entire parking lot needs to be re striped/ Obtain plans and inspections for a zoning permit. Re-stripe the parking lot once the permit has been issued
4)There is bulk trash in the back of the building/CORRECTIVE ACTION- Remove all bulk trash

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/15/2022		Notice of Violation	Regular Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/5/2022		Affidavit of Non-Compliance	Regular Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	7/5/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022

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: 7/20/2022
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	7/5/2022
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)	7/5/2022

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

Postage
$

Total Postage a
$ 7.33

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

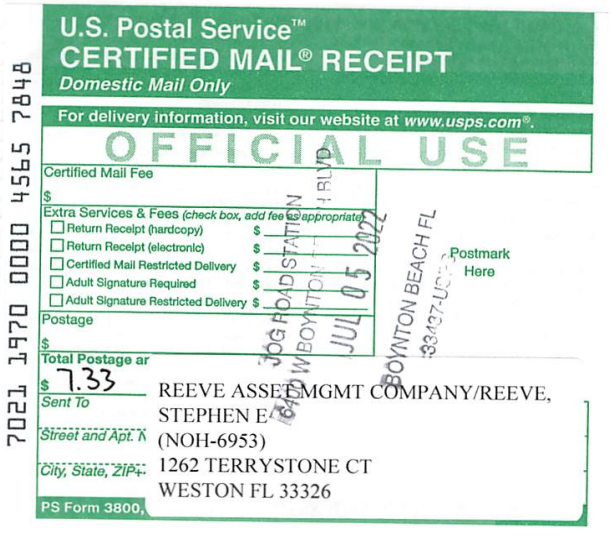
REEVE ASSET MGMT COMPANY
(NOH-6953)
2501 S PARK RD
PEMBROKE PARK, FL 33009

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022

BOYNTON BEACH FL
33437-USPS

Postmark Here

PS Form 3800



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

Postage
$

Total Postage ar
$ 7.33

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

REEVE ASSET MGMT COMPANY/REEVE,
STEPHEN E
(NOH-6953)
1262 TERRYSTONE CT
WESTON FL 33326

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022

BOYNTON BEACH FL
33437-USPS

Postmark Here

PS Form 3800,

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

REEVE ASSET MGMT COMPANY CASE NO. 6953

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2501 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2501 S PARK RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: REEVE ASSET MGMT COMPANY AT 10:48 A.M. ON THE 8 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

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

Signature

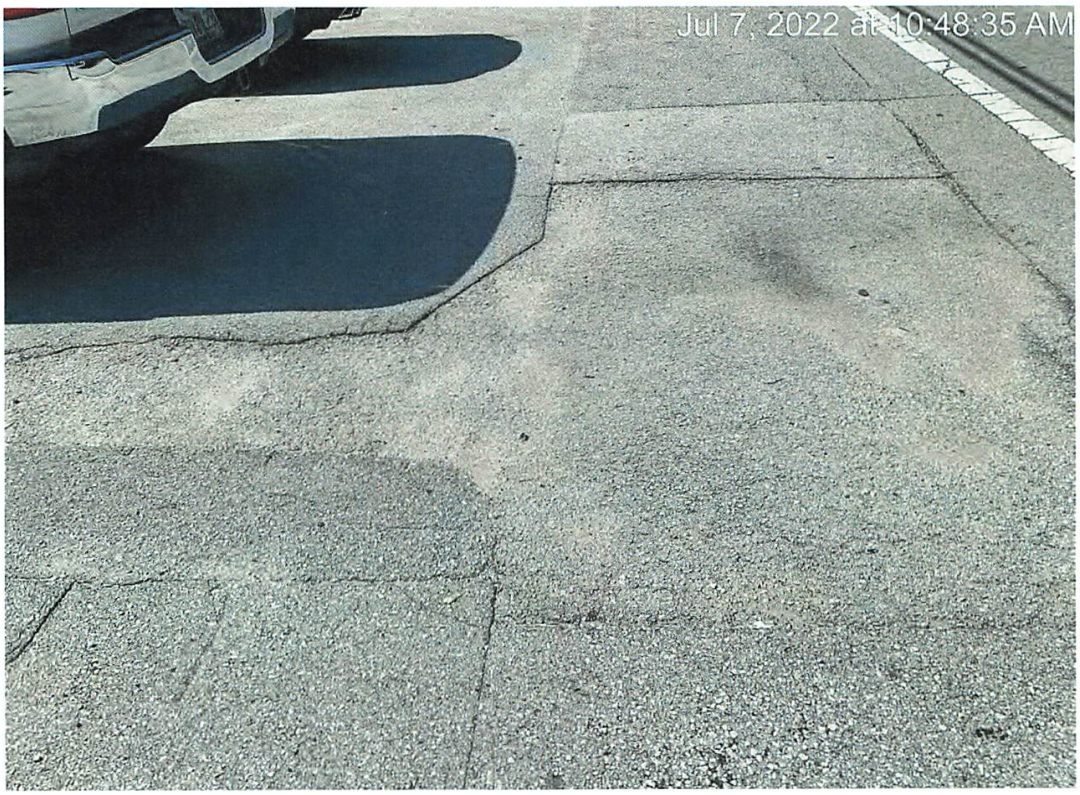
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

Jul 7, 2022 at 10:48:51 AM

Jul 7, 2022 at 10:47:42 AM
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
FRIEDRICH

REEVE
AIR CONDITIONING
FACTORY AUTHORIZED SERVICE & PARTS
Since 1957
Jul 7, 2022 at 10:47:50 AM
2501
FRIEDRICH
DISTRIBUTOR
FRIEDRICH
2
3
0
OX

Jul 7, 2022 at 10:48:22 AM


Jul 7, 2022 at 10:48:35 AM

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.

REEVE ASSET MGMT COMPANY

2501 S PARK RD, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

6953

On 7/5/2022 I ERIK RICHWAGEN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	REEVE ASSET MGMT COMPANY
Address:	1262 TERRYSTONE CT WESTON, FL 33326
Folio:	514229000061
Site Address:	2501 S PARK RD, PEMBROKE PARK, FL 33009
Legal Description:	29-51-42 N 75 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 12,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 7/5/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	7/5/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 7/5/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/5/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/5/2022
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference—Public nuisances, § 11-33; vegetation, Ch. 27.	7/5/2022
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)	7/5/2022

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Erik Vihlman

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/5/2022

NOTARY PUBLIC, STATE OF FLORIDA

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/05/2022

Sent To:

REEVE ASSET MGMT COMPANY

1262 TERRYSTONE CT
WESTON, FL 33326

Case #:

6953

Property Owner:

REEVE ASSET MGMT COMPANY

1262 TERRYSTONE CT
WESTON, FL 33326

Certified Mail #:

Property Description:

514229000061

Legal Description:

29-51-42 N 75 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 12,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2501 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/15/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31
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.	31

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VIOLATIONS/CORRECTIVE ACTIONS
1)The exterior wall of the building has discoloration and rust on it/CORRECTIVE ACTION- Remove all discoloration from the exterior walls
2)The entire parking lot is in disrepair/CORRECTIVE ACTION- Obtain plans and inspections for a permit and contact the building department (954 966 4600 EXT 182). Repair/Re-seal the parking lot once the permit has been issued
3)The entire parking lot needs to be re striped/ Obtain plans and inspections for a zoning permit. Re-stripe the parking lot once the permit has been issued
4)There is bulk trash in the back of the building/CORRECTIVE ACTION- Remove all bulk trash

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/5/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
REEVE ASSET MGMT COMPANY 1262 TERRYSTONE CT WESTON, FL 33326	6953	04/15/2022

Property Owner:	Property Description:	Certified Mail #:
REEVE ASSET MGMT COMPANY 1262 TERRYSTONE CT WESTON, FL 33326	514229000061	

Legal Description:	AKA:
29-51-42 N 75 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 12,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2501 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/15/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	31
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Notes/Means of Correction:

VIOLATIONS/CORRECTIVE ACTIONS
1)The exterior wall of the building has discoloration and rust on it/CORRECTIVE ACTION- Remove all discoloration from the exterior walls
2)The entire parking lot is in disrepair/CORRECTIVE ACTION- Obtain plans and inspections for a permit and contact the building department (954 966 4600 EXT 182). Repair/Re-seal the parking lot once the permit has been issued
3)The entire parking lot needs to be re striped/ Obtain plans and inspections for a zoning permit. Re-stripe the parking lot once the permit has been issued
4)There is bulk trash in the back of the building/CORRECTIVE ACTION- Remove all bulk trash

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

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

Erik Richwagen
Code Enforcement Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2501 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0061
Property Owner	REEVE ASSET MGMT COMPANY	Millage	0613
Mailing Address	1262 TERRYSTONE CT WESTON FL 33326	Use	48-01

Abbr Legal Description	29-51-42 N 75 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 12,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$80,970	$462,780	$543,750	$543,750	
2021	$80,970	$420,300	$501,270	$501,270	$10,779.62
2020	$80,970	$444,200	$525,170	$525,170	$11,334.14

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$543,750	$543,750	$543,750	$543,750
Portability	0	0	0	0
Assessed/SOH	$543,750	$543,750	$543,750	$543,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$543,750	$543,750	$543,750	$543,750

Sales History

Date	Type	Price	Book/Page or CIN
1/3/2003	SWD	$275,000	34483 / 384
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	11,567	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1968/1967		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

REEVE
AIR CONDITIONING
04/12/2022 10:40

2501
FRIEDRICH
DISTRIBUTOR
FRIEDRICH
04/12/2022 10:40

04/12/2022 10:39

04/12/2022 10:39

04/12/2022 10:39

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

AoNC-6953

Hasler FIRST-CLASS MAIL
07/11/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:
REEVE ASSET MGMT COMPANY
1262 TERRYSTONE CT
WESTON, FL 33326

Case #:
6953

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

AoNC-6953

Hasler FIRST-CLASS MAIL
07/11/2022
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ZIP 33023
011D10656696

Reeves ASSeT MGMT Company
2501 S Park Road
Pembroke Park, FL 33009

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

NoV-6953

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

Hasler FIRST-CLASS MAIL
04/15/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

NoV-6953

2501 S Park RD
Pembroke Park, FL 33009

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC/Janio Cruz/Mary Patterson	3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

Legal Description

Case Status Open **Case #** 6720 **Date Next Inspection** 7/20/2022

Notes

There is interior structural work being done without a permit
There is electrical work being done without a permit
There is an addition that has been added onto this mobile home
There are windows that have been installed without a permit
There is mechanical/plumbing work being done without a permit
There is prohibited outdoor storage on this property
To comply with these violations please take the following actions:
1)Halt all work immediately and obtain an architect or engineer for permits and inspections and contact the building department at (954 966-4600 EXT-182)
2)Halt all work immediately and obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
3)Obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
4)Obtain a permit for the window installations and contact the building department at (954 966-4600 EXT-182)
5)Obtain a permit for the mechanical/Plumbing work that is being done and contact the building department at (954 966-4600 EXT-182)
6)Remove all prohibited outdoor storage

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/4/2022		Notice of Violation	Regular Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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: 7/20/2022
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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: 7/20/2022

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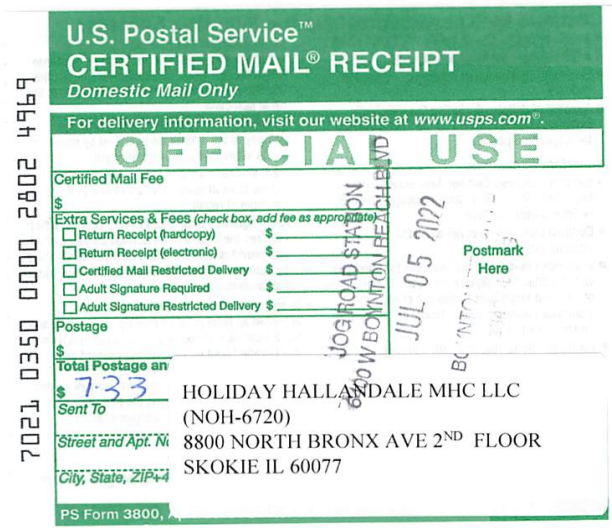
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To
Street and Ap
City, State, Zi

CORPORATION SERVICE COMPANY
(NOH-6720)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

PS Form 38

7021 1970 0000 4565 8944

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
Postmark Here



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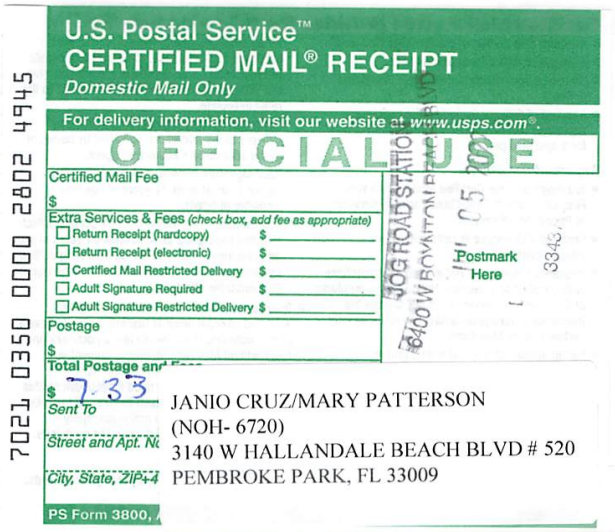
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$ 7.33
Sent To
Street and Apt. N
City, State, ZIP+4

HOLIDAY HALLANDALE MHC LLC
(NOH-6720)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

PS Form 3800,

7021 0350 0000 2802 4969

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
Postmark Here



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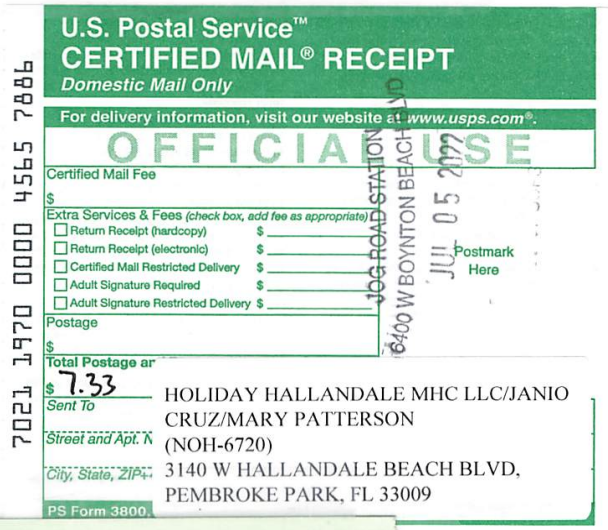
City, State, ZIP+4

JANIO CRUZ/MARY PATTERSON
(NOH- 6720)
3140 W HALLANDALE BEACH BLVD # 520
PEMBROKE PARK, FL 33009

PS Form 3800,

7021 0350 0000 2802 4945

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
Postmark Here



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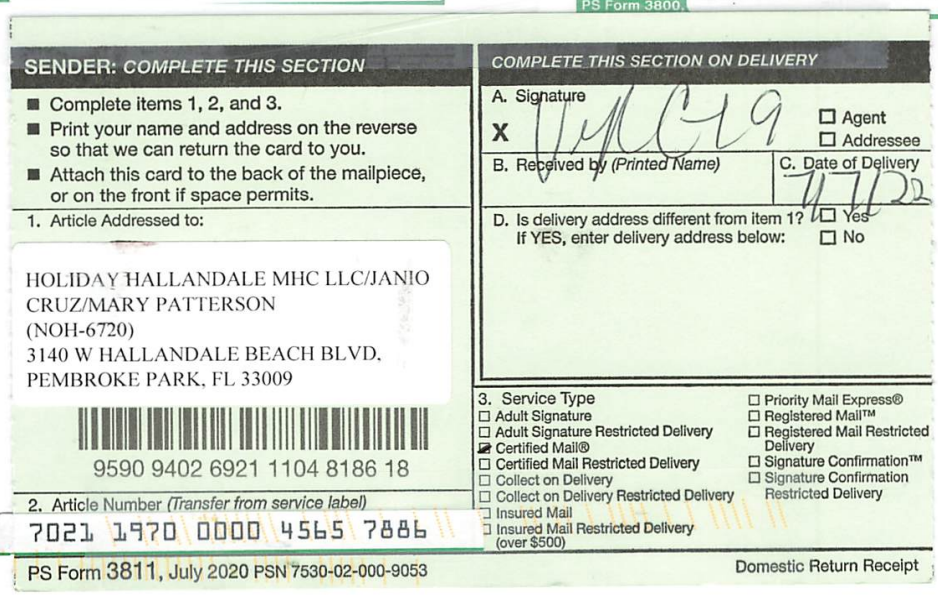
Street and Apt. N
City, State, ZIP+

HOLIDAY HALLANDALE MHC LLC/JANIO CRUZ/MARY PATTERSON
(NOH-6720)
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

PS Form 3800,

7021 1970 0000 4565 7886

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
Postmark Here



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC/JANIO CRUZ/MARY PATTERSON
(NOH-6720)
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 8186 18

2. Article Number (Transfer from service label)
7021 1970 0000 4565 7886

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
7/7/22

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLIDAY HALLANDALE MHC LLC/JANIO CRUZ/MARY PATTERSON CASE NO. 6720

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC/JANIO CRUZ/MARY PATTERSON AT 10:56 A.M. ON THE 8 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

Erik Richwagen
AFFIANT

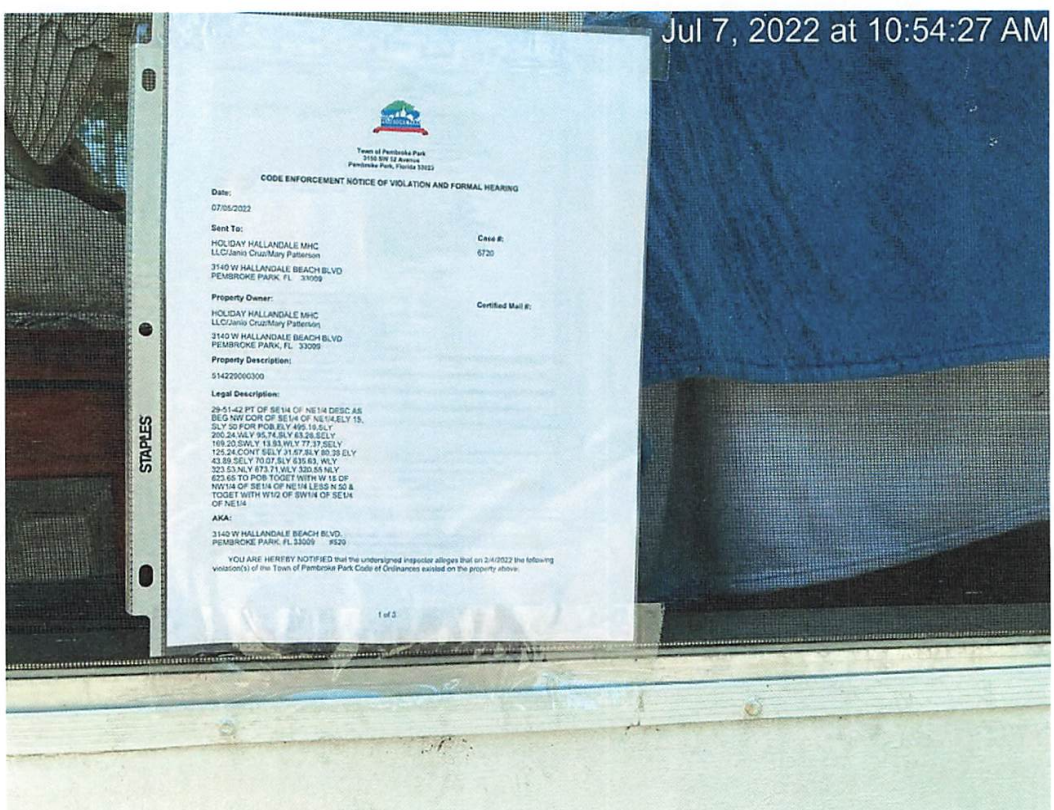
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

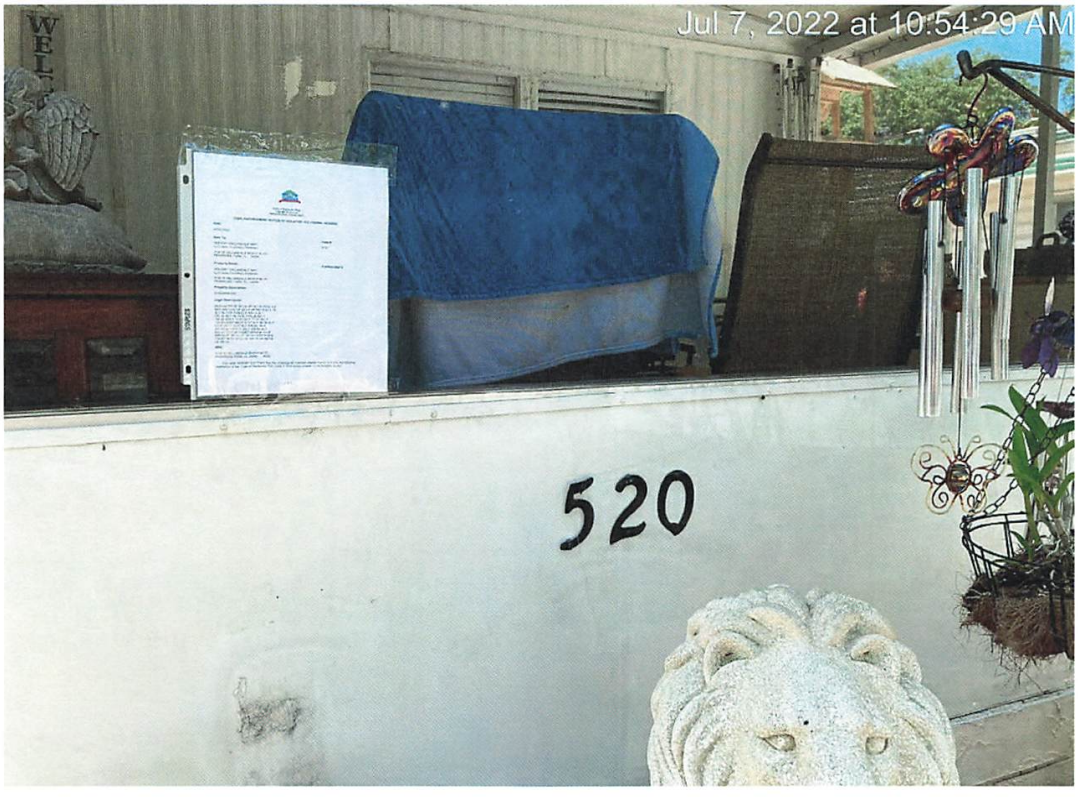
Signature

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

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

Jul 7, 2022 at 10:56:57 AM


Jul 7, 2022 at 10:54:27 AM
STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
07/05/2022
Sent To:
HOLIDAY HALLANDALE MHC
LLC/Janis Cruz/Mary Patterson
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
Case #:
6720
Property Owner:
Certified Mail #:
HOLIDAY HALLANDALE MHC
LLC/Janis Cruz/Mary Patterson
3140 W HALLANDALE BEACH BLVD
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 495.16,SLY
200.24,WLY 95.74,SLY 63.26,SELY
169.20,SWLY 13.93,WLY 77.37,SELY
125.24,CONT SELY 31.67,SLY 90.29,ELY
43.89,SELY 70.07,SLY 635.63, WLY
323.53,NLY 873.71,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 #520
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above.
1 of 3


Jul 7, 2022 at 10:54:29 AM
520

Jul 7, 2022 at 10:54:37 AM
520

Jul 7, 2022 at 10:56:17 AM

Jul 7, 2022 at 10:56:37 AM

Jul 7, 2022 at 10:56:53 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/05/2022

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Janio Cruz/Mary Patterson

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

6720

Property Owner:

HOLIDAY HALLANDALE MHC
LLC/Janio Cruz/Mary Patterson

3140 W HALLANDALE BEACH BLVD
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 #520

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	27
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)	27
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)	27

There is interior structural work being done without a permit
There is electrical work being done without a permit
There is an addition that has been added onto this mobile home
There are windows that have been installed without a permit
There is mechanical/plumbing work being done without a permit
There is prohibited outdoor storage on this property
To comply with these violations please take the following actions:
1)Halt all work immediately and obtain an architect or engineer for permits and inspections and contact the building department at (954 966-4600 EXT-182)
2)Halt all work immediately and obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
3)Obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
4)Obtain a permit for the window installations and contact the building department at (954 966-4600 EXT-182)
5)Obtain a permit for the mechanical/Plumbing work that is being done and contact the building department at (954 966-4600 EXT-182)
6)Remove all prohibited outdoor storage

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/5/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC/Janio Cruz/Mary Patterson 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	6720	02/04/2022

Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC/Janio Cruz/Mary Patterson 3140 W HALLANDALE BEACH BLVD 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 #520

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	27

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)	27
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)	27

Notes/Means of Correction:

There is interior structural work being done without a permit
There is electrical work being done without a permit
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5)Obtain a permit for the mechanical/Plumbing work that is being done and contact the building department at (954 966-4600 EXT-182)
6)Remove all prohibited outdoor storage

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer

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
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$5,226,240	$220,080	$5,446,320	$4,796,080	
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	$100,781.16
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34

2022* 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	$4,796,080	$5,446,320	$4,796,080	$4,796,080
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	$4,796,080	$5,446,320	$4,796,080	$4,796,080

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

02/03/2022 11:19

02/03/2022 10:49

02/03/2022 11:17

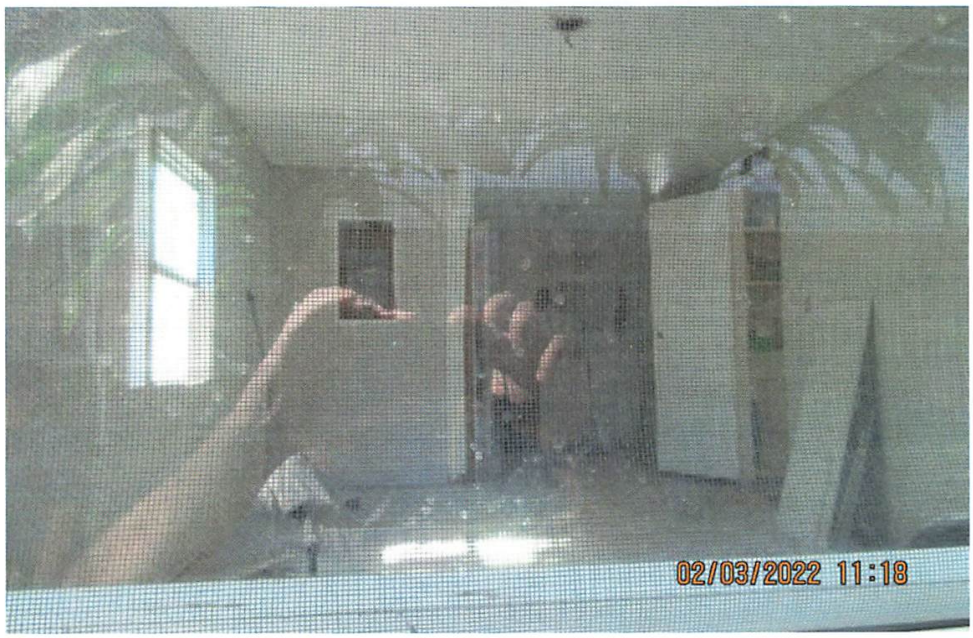
02/03/2022 11:17

02/03/2022 11:17

02/03/2022 11:17

954.602.0775
IBV G96
A LUXURY AUTOS
02/03/2022 11:18

02/03/2022 11:18


02/03/2022 11:18

02/03/2022 11:18

02/03/2022 11:19

02/03/2022 11:19

OF PEMBROKE PARK
) AVENUE • PEMBROKE PARK, FLORIDA 33023

720

Hasler FIRST-CLASS MAIL
02/07/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

HOLIDAY HALLANDALE MHC LLC/LOT#520

8800 NORTH BRONX AVE 2ND FLOOR

Case #:

6720

Case Overview

Property/Incident Information

Owner	Address	Site Address
CICF III-FL2W01 LLC %CABOT PROPERTIES INC	1 BEACON ST SUITE 2800 BOSTON, MA 02108	3400 SW 20 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6980 **Date Next Inspection** 7/20/2022

Notes VIOLATIONS/CORRECTIVE ACTIONs
1)There are commercial racks that have been installed without a permit/CORRECTIVE ACTION-Obtain plans and inspections for required permits
2)There are emergency lights that have been installed without a permit/CORRECTIVE ACTION-Obtain plans and inspections for required permits

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/26/2022		Notice of Violation	Regular Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2022

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
$ 7.33

Sent To: CICF III-FL2W01 LLC %CABOT PROPERTIES INC (NOH-6980)
Street and Apt. No.: 1 BEACON ST SUITE 2800
City, State, ZIP+4®: BOSTON MA 02108

Postmark Here

JUL 05 2022

7021 1970 0000 4565 8951

PS Form 3800, A

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$

Sent To: C T CORPORATION SYSTEM (NOH-6980)
Street and Apt. No.: 1200 SOUTH PINE ISLAND ROAD
City, State, ZIP+4®: PLANTATION, FL 33324

Postmark Here

7021 1970 0000 4565 8975

PS Form 3800, A

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

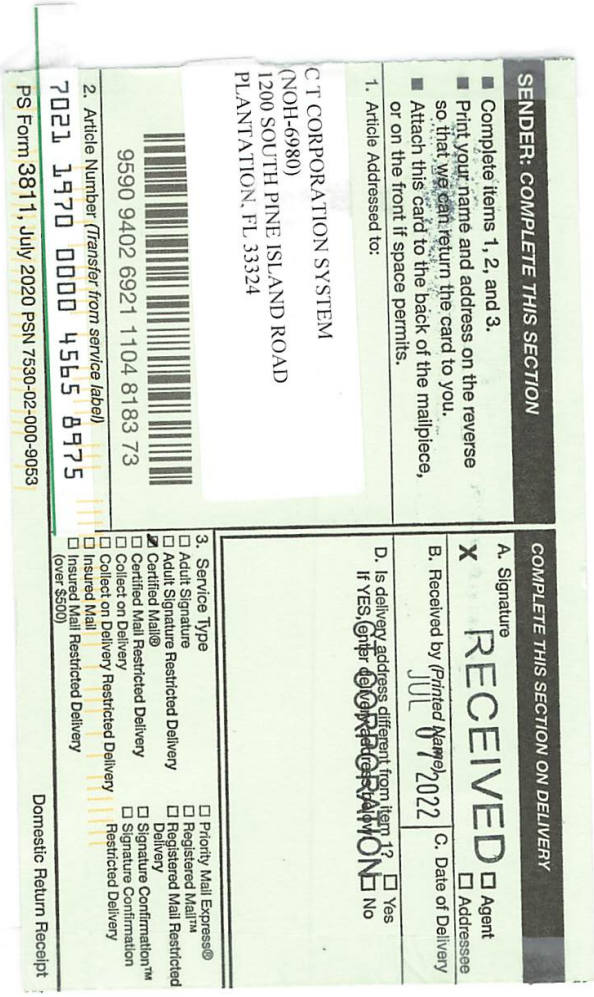
Sent To: CICF III-FL2W01 LLC %CABOT PROPERTIES INC (NOH-6980)
Street and A: 3400 SW 20 ST
City, State, Z: PEMBROKE PARK, FL 33023

Postmark Here

JUL 05 2022

7021 1970 0000 4565 8968

PS Form 38 ons



SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
C T CORPORATION SYSTEM
(NOH-6980)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED ☐ Agent ☐ Addressee

B. Received by (Printed Name) JUL 07 2022 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

9590 9402 6921 1104 8183 73

2. Article Number (Transfer from service label)
7021 1970 0000 4565 8975

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.)

)

CICF III-FL2W01 LLC %CABOT PROPERTIES INC CASE NO. 6980

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3400 SW 20 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3400 SW 20 ST, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: CICF III-FL2W01 LLC %CABOT PROPERTIES INC AT 11:07 A.M. ON THE 8 DAY OF JULY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

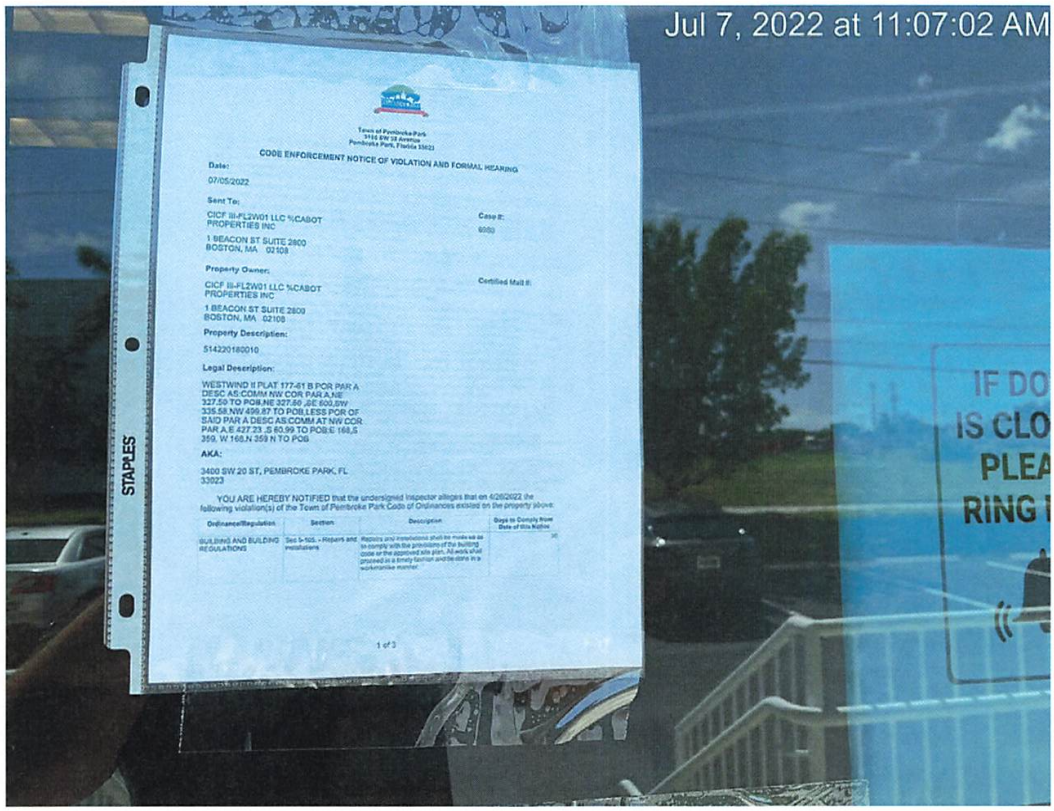
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Jul 7, 2022 at 11:07:02 AM
STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
07/05/2022
Sent To:
CICF III-FL2W01 LLC %CABOT PROPERTIES INC
1 BEACON ST SUITE 2800 BOSTON, MA 02108
Case #:
Property Owner:
CICF III-FL2W01 LLC %CABOT PROPERTIES INC
1 BEACON ST SUITE 2800 BOSTON, MA 02108
Certified Mail #:
Property Description:
514220180010
Legal Description:
WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.59 TO POB,NE 327.59 ,E 600,SW 335.58 NW 496.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB,E 168,S 359, W 168,N 359 N TO POB
AKA:
3400 SW 20 ST, PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 4/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
1 of 3
IF DO
IS CLO
PLEA
RING

Jul 7, 2022 at 11:07:13 AM
MAIN ENTRANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/05/2022

Sent To:

CICF III-FL2W01 LLC %CABOT PROPERTIES INC

1 BEACON ST SUITE 2800
BOSTON, MA 02108

Case #:

6980

Property Owner:

CICF III-FL2W01 LLC %CABOT PROPERTIES INC

1 BEACON ST SUITE 2800
BOSTON, MA 02108

Certified Mail #:

Property Description:

514220180010

Legal Description:

WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB

AKA:

3400 SW 20 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

VIOLATIONS/CORRECTIVE ACTIONs
1)There are commercial racks that have been installed without a permit/CORRECTIVE ACTION-Obtain plans and inspections for required permits
2)There are emergency lights that have been installed without a permit/CORRECTIVE ACTION-Obtain plans and inspections for required 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, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/5/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
IRBA LLC 1401 BRICKELL AVE STE 500 MIAMI, FL 33131	6980	04/26/2022

Property Owner:	Property Description:	Certified Mail #:
IRBA LLC 1401 BRICKELL AVE STE 500 MIAMI, FL 33131	514220180010	

Legal Description:	AKA:
WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB	3400 SW 20 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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:

VIOLATIONS/CORRECTIVE ACTIONs
1)There are commercial racks that have been installed without a permit/CORRECTIVE ACTION-Obtain plans and inspections for required permits
2)There are emergency lights that have been installed without a permit/CORRECTIVE ACTION-Obtain plans and inspections for required 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.

Erik Richwagen
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600 Ext 182

Name _____ Date 04/26/2022

Site Address 3400 SW 20th ST Case # _____

_____ Sub/Park _____

Permit # _____

☐ *STOP ALL WORK
☒ No Building Permit
☐ Violation of Florida Building Code # _____
☐ Violation of Town Ordinance # 5-17, 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)
Emergency Lighting installed without a Permit
Commercial racking installed without a Permit

Corrective Action(s)
obtain plans and inspections for a permit

☒ 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

Erik Johnson
Code Enforcement Officer

Kelley Finch
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

MH21D
MH20D
04/26/2022 11:57

MH21E
MH20E
MH21D
MH20D
MH21C
MH20C
04/26/2022 11:58

04/26/2022 11:58

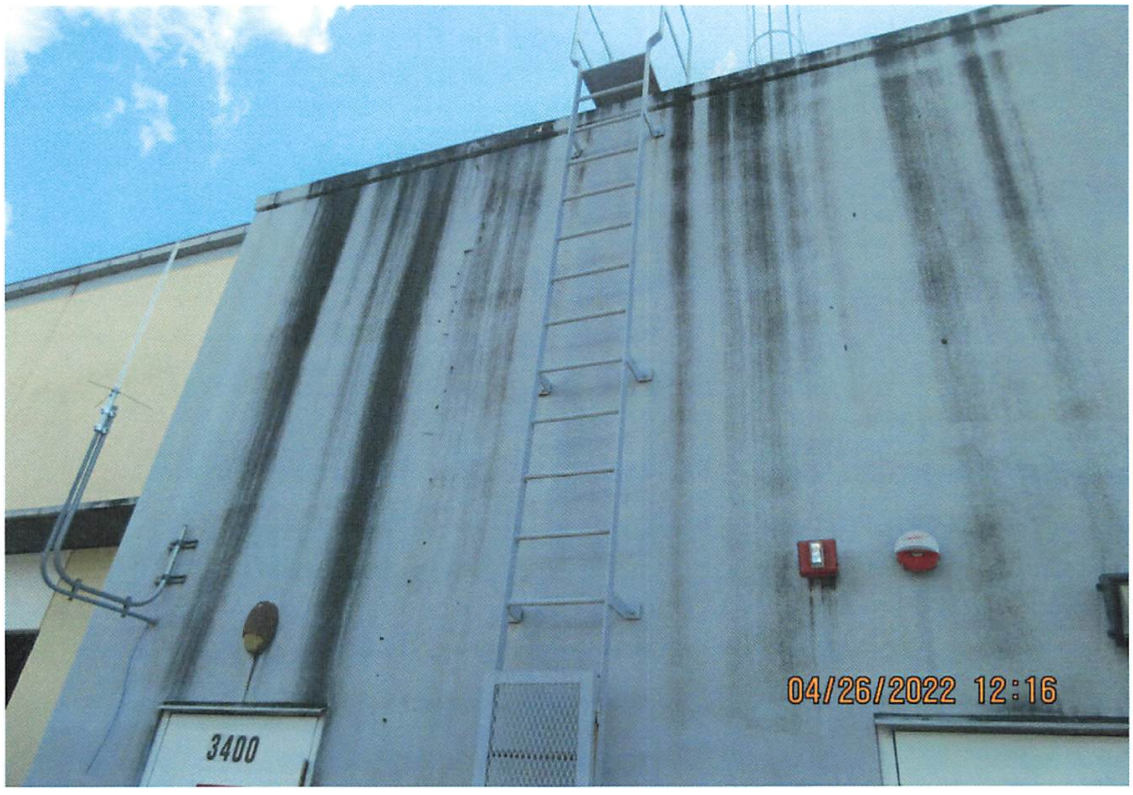
04/26/2022 11:58

3400
PLEASE USE
MAIN ENTRANCE
04/26/2022 12:13

04/26/2022 12:13

04/26/2022 12:15

04/26/2022 12:15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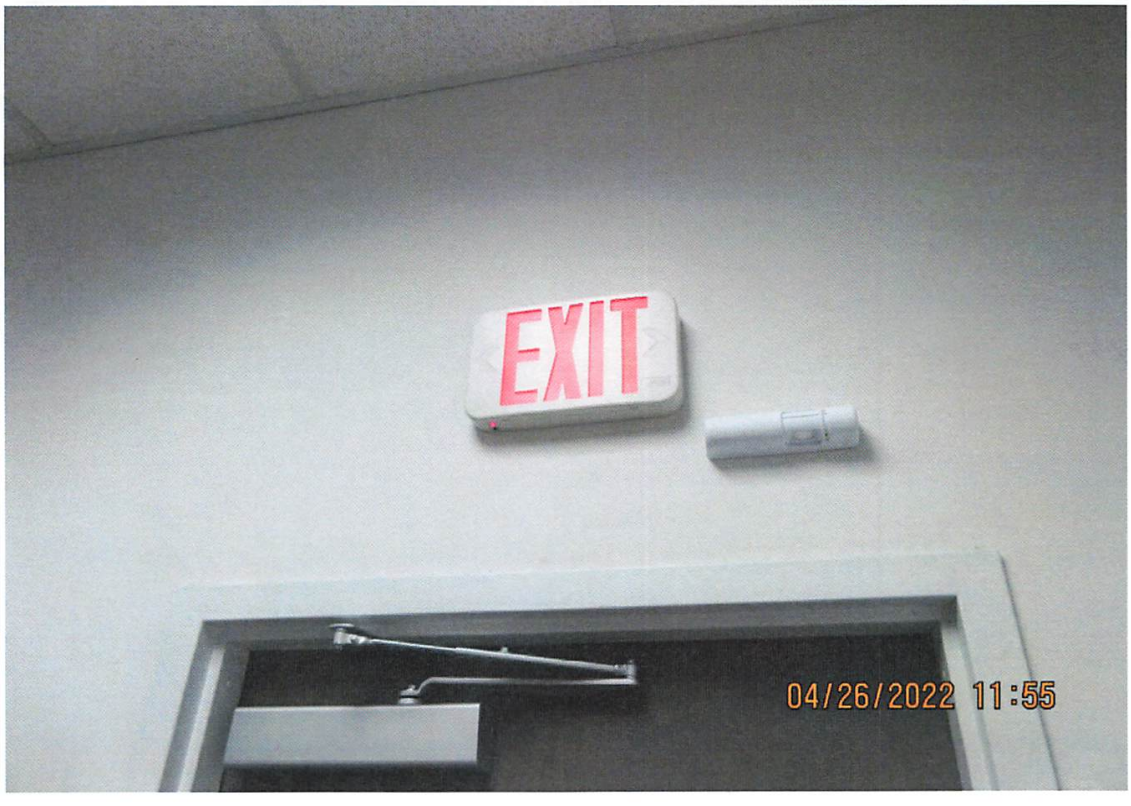
OFF
04/26/2022 12:16

04/26/2022 12:16

04/26/2022 12:17

04/26/2022 12:17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04/26/2022 11:55

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04/26/2022 11:55

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04/26/2022 11:55

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04/26/2022 11:57

MI21D
04/26/2022 11:57

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/27/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

NoV-6980

IRBA LLC
3400 SW 20 ST,
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/27/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

NoV-6980

Kupermon Baratz, Rodrigo
150 Sunny Isles BLVD 1-1405
Sunny Isles Beach, FL 33160

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST CLASS MAIL

04/27/2022

US POSTAGE $000.53⁰

ZIP 33023
011D10656696

NOV-6980

Sent To:

IRBA LLC

1401 BRICKELL AVE STE 500
MIAMI, FL 33131

Case #:

6980

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3400 SW 20 STREET, PEMBROKE PARK FL 33023
Property Owner	CICF III-FL2W01 LLC %CABOT PROPERTIES INC
Mailing Address	1 BEACON ST SUITE 2800 BOSTON MA 02108

ID #	5142 20 18 0010
Millage	0613
Use	48-09

Abbr Legal Description	WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$361,870	$5,097,700	$5,459,570	$5,459,570	
2021	$361,870	$4,742,940	$5,104,810	$5,104,810	$109,776.90
2020	$361,870	$4,589,440	$4,951,310	$4,951,310	$106,858.19

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,459,570	$5,459,570	$5,459,570	$5,459,570
Portability	0	0	0	0
Assessed/SOH	$5,459,570	$5,459,570	$5,459,570	$5,459,570
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	$5,459,570	$5,459,570	$5,459,570	$5,459,570

Sales History

Date	Type	Price	Book/Page or CIN
4/22/2022	SWD-D	$17,800,000	118109499
4/28/2022	SWD-D	$12,825,000	118108553
3/24/2015	SWD-T	$100	112890646
8/20/2013	SWD-T	$100	111766081
5/23/2013	SWD-D	$386,300	111701491

Land Calculations

Price	Factor	Type
$6.00	60,312	SF
Adj. Bldg. S.F. (Card, Sketch)		54001
Eff./Act. Year Built: 2016/2015		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Foreign Limited Liability Company
CICF III - FL2W01

Filing Information

Document Number	M22000004777
FEI/EIN Number	NONE
Date Filed	03/29/2022
State	DE
Status	ACTIVE

Principal Address

ONE BEACON STREET, SUITE 2800
BOSTON, MA 02108

Mailing Address

ONE BEACON STREET, SUITE 2800
BOSTON, MA 02108

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MBR

CABOT INDUSTRIAL CORE FUND III OPERATING PARTNERSHIP, L.P.
ONE BEACON ST., SUITE 2800
BOSTON, MA 02108

Annual Reports

No Annual Reports Filed

Document Images

03/29/2022 -- Foreign Limited View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3400 SW 20 STREET, PEMBROKE PARK FL 33023	ID #	5142 20 18 0010
Property Owner	IRBA LLC	Millage	0613
Mailing Address	1401 BRICKELL AVE STE 500 MIAMI FL 33131-3507	Use	48-09

Abbr Legal Description	WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB

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2021	$361,870	$4,742,940	$5,104,810	$5,104,810	$109,776.90
2020	$361,870	$4,589,440	$4,951,310	$4,951,310	$106,858.19

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	County	School Board	Municipal	Independent
Just Value	$5,104,810	$5,104,810	$5,104,810	$5,104,810
Portability	0	0	0	0
Assessed/SOH	$5,104,810	$5,104,810	$5,104,810	$5,104,810
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	$5,104,810	$5,104,810	$5,104,810	$5,104,810

Sales History

Date	Type	Price	Book/Page or CIN
3/24/2015	SWD-T	$100	112890646
8/20/2013	SWD-T	$100	111766081
5/23/2013	SWD-D	$386,300	111701491
5/23/2013	SWD-D	$772,500	111701490
12/27/2012	SWD-D	$772,500	49429 / 109

Land Calculations

Price	Factor	Type
$6.00	60,312	SF
Adj. Bldg. S.F. (Card, Sketch)		54001
Eff./Act. Year Built: 2016/2015		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Limited Liability Company
IRBA LLC

Filing Information

Document Number	L12000144593
FEI/EIN Number	90-0998425
Date Filed	11/15/2012
Effective Date	11/15/2012
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	10/28/2019
Event Effective Date	NONE

Principal Address

150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Changed: 04/27/2018

Mailing Address

150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Changed: 04/27/2018

Registered Agent Name & Address

KUPERMAN BARATZ, RODRIGO
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Name Changed: 10/28/2019

Address Changed: 10/28/2019

Authorized Person(s) Detail

Name & Address

Title MGR

BARATZ, CARLOS
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Title MGR

BARATZ, EVELYN
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Title Manager

KUPERMAN BARATZ, RODRIGO
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Title Manager

Baratz Pinheiro, Allam
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Annual Reports

Report Year	Filed Date
2020	03/17/2020
2021	03/29/2021
2022	02/04/2022

Document Images

02/04/2022 -- ANNUAL REPORT	View image in PDF format
03/29/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
10/28/2019 -- CORLCRACHG	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
01/05/2017 -- ANNUAL REPORT	View image in PDF format
04/05/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/24/2013 -- ANNUAL REPORT	View image in PDF format
11/15/2012 -- Florida Limited Liability	View image in PDF format

Case Overview

Property/Incident Information

Owner	Address	Site Address
BAM MHC LLC/Robert Granger	2320 Charles RD PEMBROKE PARK, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2320 Charles RD

Legal Description

Case Status Open **Case #** 7068 **Date Next Inspection** 7/20/2022

Notes

There are two additions that have been added onto this property without a permit. Obtain plans and inspections for required permits
There are concrete pavers that have been installed without a permit. Obtain plans and inspections for required permits
There is a concrete slab that has been installed without a permit. Obtain plans and inspections for required permits
There is a wooden deck that has been installed without a permit. Obtain plans and inspections for required permits
There is exterior discoloration on this property. Pressure wash and remove all discoloration from the property
Double permit fee assessed
Contact the building department (954)966-4600)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/12/2022		Notice of Violation	Regular Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2022

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OFFICIAL USE

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$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and
$ 7.33
Sent To
Street and Apt. No
City, State, ZIP+4

NRAI SERVICES, INC.
(NOH-7068)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

PS Form 3800,

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
BOYNTON BEACH FL
33472 USPS
Postmark Here

7021 1970 0000 4565 9071

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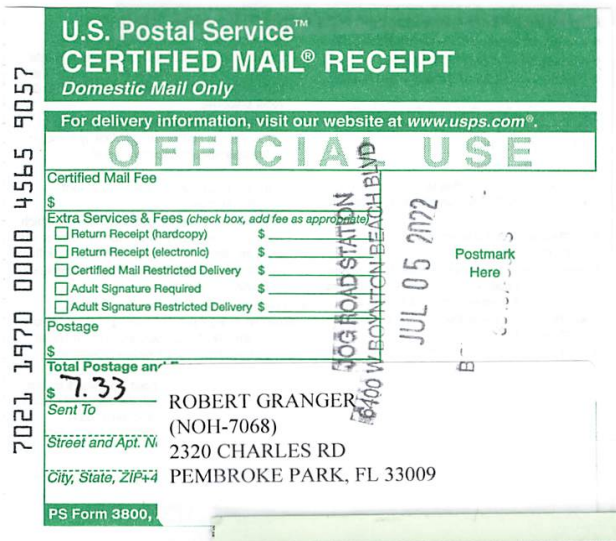
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage ar
$ 7.33
Sent To
Street and Apt. N
City, State, ZIP+

BAM MHC LLC/ROBERT GRANGER
(NOH-7068)
2430 CHARLES RD
PEMBROKE PARK, FL 33009

PS Form 3800,

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
Postmark Here

7021 1970 0000 4565 9040



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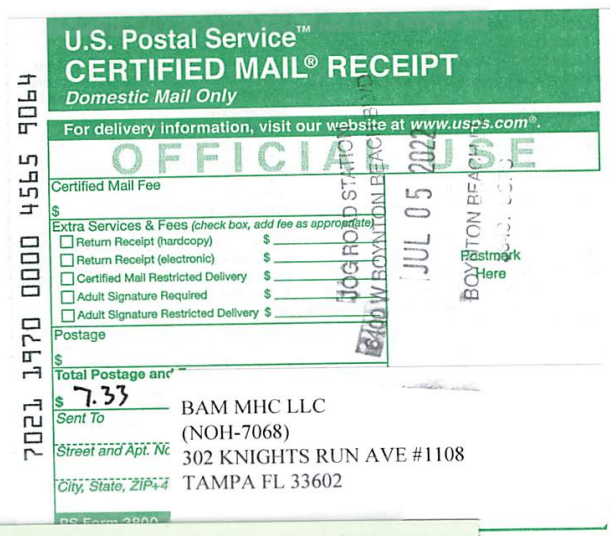
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 7.33
Sent To
Street and Apt. Ni
City, State, ZIP+4

ROBERT GRANGER
(NOH-7068)
2320 CHARLES RD
PEMBROKE PARK, FL 33009

PS Form 3800,

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
Postmark Here

7021 1970 0000 4565 9057



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) $
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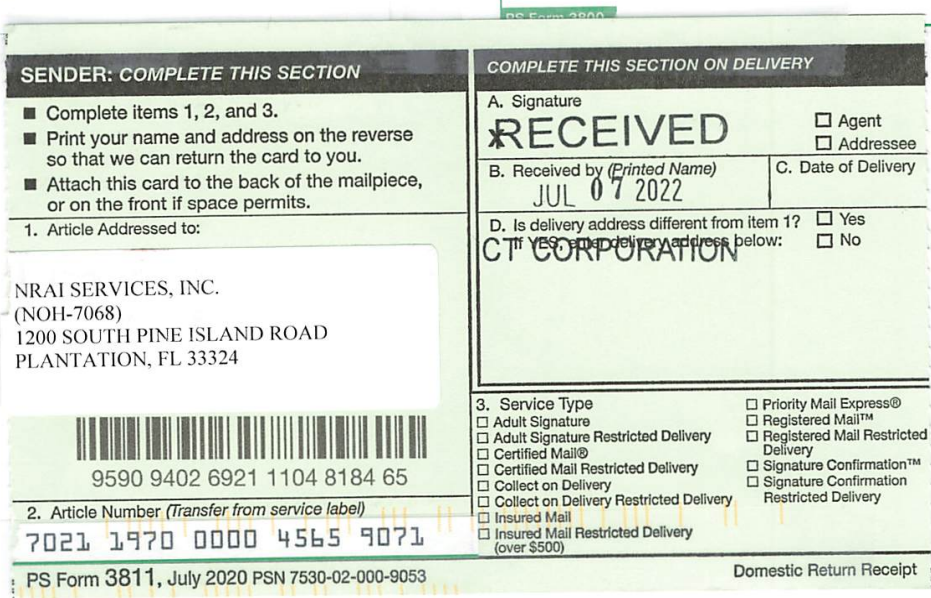
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 7.33
Sent To
Street and Apt. No
City, State, ZIP+4

BAM MHC LLC
(NOH-7068)
302 KNIGHTS RUN AVE #1108
TAMPA FL 33602

PS Form 3800,

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
Postmark Here

7021 1970 0000 4565 9064



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:

NRAI SERVICES, INC.
(NOH-7068)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 6921 1104 8184 65

2. Article Number (Transfer from service label)
7021 1970 0000 4565 9071

COMPLETE THIS SECTION ON DELIVERY

A. Signature
RECEIVED
☐ Agent
☐ Addressee

B. Received by (Printed Name)
JUL 07 2022

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
CT CORPORATION

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BAM MHC LLC/ROBERT GRANGER CASE NO. 7068

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2320 Charles RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2320 Charles RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: BAM MHC LLC/ROBERT GRANGER AT 11:30 A.M. ON THE 7 DAY OF JULY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Jul 7, 2022 at 11:30:45 AM

Jul 7, 2022 at 11:30:14 AM
2320

Jul 7, 2022 at 11:30:24 AM

Jul 7, 2022 at 11:30:32 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/05/2022

Sent To:

BAM MHC LLC/Robert Granger

2320 Charles RD
PEMBROKE PARK, FL 33009

Case #:

7068

Property Owner:

BAM MHC LLC/Robert Granger

2320 Charles RD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 &
BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK,
FL 33009 #2320 Charles RD

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	33

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	33
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)	33

There are two additions that have been added onto this property without a permit. Obtain plans and inspections for required permits
There are concrete pavers that have been installed without a permit. Obtain plans and inspections for required permits
There is a concrete slab that has been installed without a permit. Obtain plans and inspections for required permits
There is a wooden deck that has been installed without a permit. Obtain plans and inspections for required permits
There is exterior discoloration on this property. Pressure wash and remove all discoloration from the property
Double permit fee assessed
Contact the building department (954)966-4600)

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/5/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BAM MHC LLC/Robert Granger 2320 Charles RD PEMBROKE PARK, FL 33009	7068	05/12/2022

Property Owner:	Property Description:	Certified Mail #:
BAM MHC LLC/Robert Granger 2320 Charles RD PEMBROKE PARK, FL 33009	514220030020	

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2320 Charles RD

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	33
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	33

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)	33

Notes/Means of Correction:

There are two additions that have been added onto this property without a permit. Obtain plans and inspections for required permits
There are concrete pavers that have been installed without a permit. Obtain plans and inspections for required permits
There is a concrete slab that has been installed without a permit. Obtain plans and inspections for required permits
There is a wooden deck that has been installed without a permit. Obtain plans and inspections for required permits
There is exterior discoloration on this property. Pressure wash and remove all discoloration from the property
Double permit fee assessed
Contact the building department (954)966-4600)

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Robert Granger

Date 04/29/2022

Site Address 2320 Charles RD Pembroke Park, FL

Case # _____

Sub/Park Bam MHP

Permit # _____

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105, 5-17

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)
Two Addition, Concrete Pavers installed without a Permit, Concrete Slab installed without a Permit, Wood deck installed without a permit, Exterior maintenance

Corrective Action(s)
obtain Plans and inspections for Permits
Remove all exterior discoloration/Pressure Wash from Common area

☒ 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

Erik Richmeyer
Code Enforcement Officer

Posted to Property
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2430 CHARLES ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0020
Property Owner	BAM MHC LLC	Millage	0613
Mailing Address	302 KNIGHTS RUN AVE #1108 TAMPA FL 33602	Use	28-03
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$1,896,520		$1,896,520	$1,896,520	
2021	$1,896,520		$1,896,520	$1,896,520	$40,783.90
2020	$1,896,520		$1,896,520	$1,896,520	$40,930.32

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,896,520	$1,896,520	$1,896,520	$1,896,520
Portability	0	0	0	0
Assessed/SOH	$1,896,520	$1,896,520	$1,896,520	$1,896,520
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	$1,896,520	$1,896,520	$1,896,520	$1,896,520

Sales History

Date	Type	Price	Book/Page or CIN
6/7/2019	SWD-Q	$2,117,400	115886505
3/29/2001	WD*	$1,250,000	31454 / 173
8/2/2000	QC*	$38,500	30739 / 771
3/25/1991	QCD	$100	18278 / 742

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	209,102	SF
$0.10	146,000	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Foreign Limited Liability Company
BAM MHC LLC

Filing Information

Document Number	M19000004582
FEI/EIN Number	N/A
Date Filed	05/07/2019
State	DE
Status	ACTIVE

Principal Address

233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Changed: 05/17/2021

Mailing Address

233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Changed: 05/17/2021

Registered Agent Name & Address

NRAI SERVICES, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Member

PFC Park Holdings, LLC
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Senior Managing Director, VP

Agarwal, A. J.

345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Bernstein, Ron
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, President

Caplan, Kenneth A.
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Cohen, Frank
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Cutaia, Giovanni
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Hamid, Asim
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Harper, Robert
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Henritze, Tyler
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Kim, Brian
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, President

McCarthy, Kathleen
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Meghji, Nadeem
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Stein, William J.
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

LePatner, Wesley
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Lascher, Michael
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Levine, David
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Quinlan, Paul
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Trebilco , Scott
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Werner, Jacob
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Wiebolt, Michael
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Anthony, Michael
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Armer, Doug
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Bartley, Glen
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Bateman, Phil
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Beovich, Anthony
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Carson, Joshua
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Drasites, Andrea
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Forman, Mike

345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Graham, Chris
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Hudspeth, Mark
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Ingle, Ryan
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Jack, Tom
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Kaufman, Brian
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Kolodziej, Paul
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Leslie, Adam
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Lin, Brian
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Madhany, Qahir
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Marone, Anthony F., Jr.
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

McIntee, Brendan
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Nevins, Marshall
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

O'Neill, David
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

O'Neill, T. Max
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Pianko, Melissa
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Prete, John
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Reyes, Richard
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Rocco, Joseph
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Sprogis, Karen
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Volchyok, Leon
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Wu, Eric
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Zackowitz, David
345 Park Avenue
New York, NY 10154

Title Chief Accounting Officer

Grimaldi, Nicole
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Vice President – Accounting

Beringer, Michael
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Senior Director – Treasury

Lenihan, Marc
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Vice President – Tax

Klank, Marikay
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Valane, Joseph
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Wang, Annie
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Shah, Nissan
Two Liberty Place
50 S. 16th Street
Suite 3325
Philadelphia, PA 19102

Title Assistant Secretary

Israel, Ivy
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Robelly, Leslie
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Leaner, Eric
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Stanford, Lakecia
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Cephus, Deondra
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Stokes, Anna
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Sands, Danielle
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Annual Reports

Report Year	Filed Date
2021	05/17/2021
2022	03/28/2022
2022	03/30/2022

Document Images

03/30/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/28/2022 -- ANNUAL REPORT	View image in PDF format
05/17/2021 -- ANNUAL REPORT	View image in PDF format
05/01/2020 -- ANNUAL REPORT	View image in PDF format
05/07/2019 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7068

Hasler FIRST-CLASS MAIL
05/13/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:
BAM MHC LLC/Robert Granger
2320 Charles RD
PEMBROKE PARK, FL 33009

Case #:
7068

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7009

NHAI Services, INC
1200 South Pine Island Road
Plantation, FL 33009

Hasler FIRST-CLASS MAIL
05/13/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7068

Bam MHC LLC
2430 Charles RD
Pembroke Park, FL 33009

Hasler FIRST-CLASS MAIL
05/13/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7068

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7068

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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1200 South Pine Island Road
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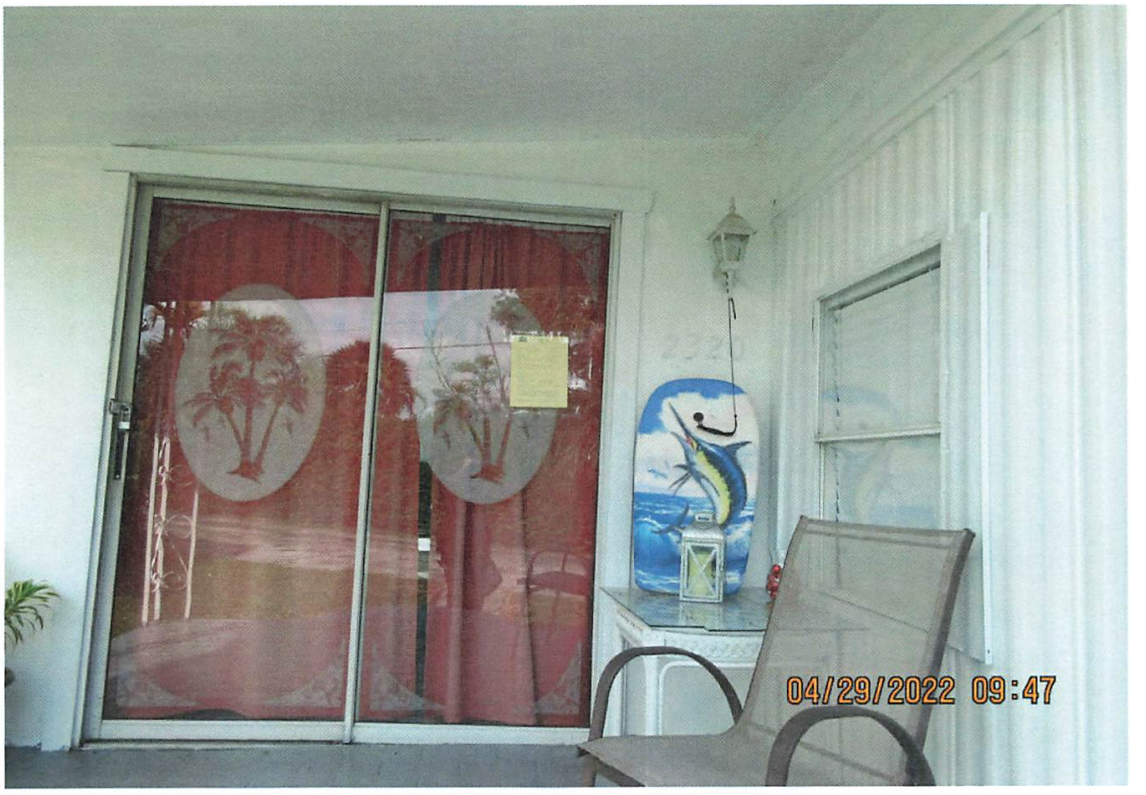
04/29/2022 09:47

04/28/2022 09:37

04/28/2022 09:37

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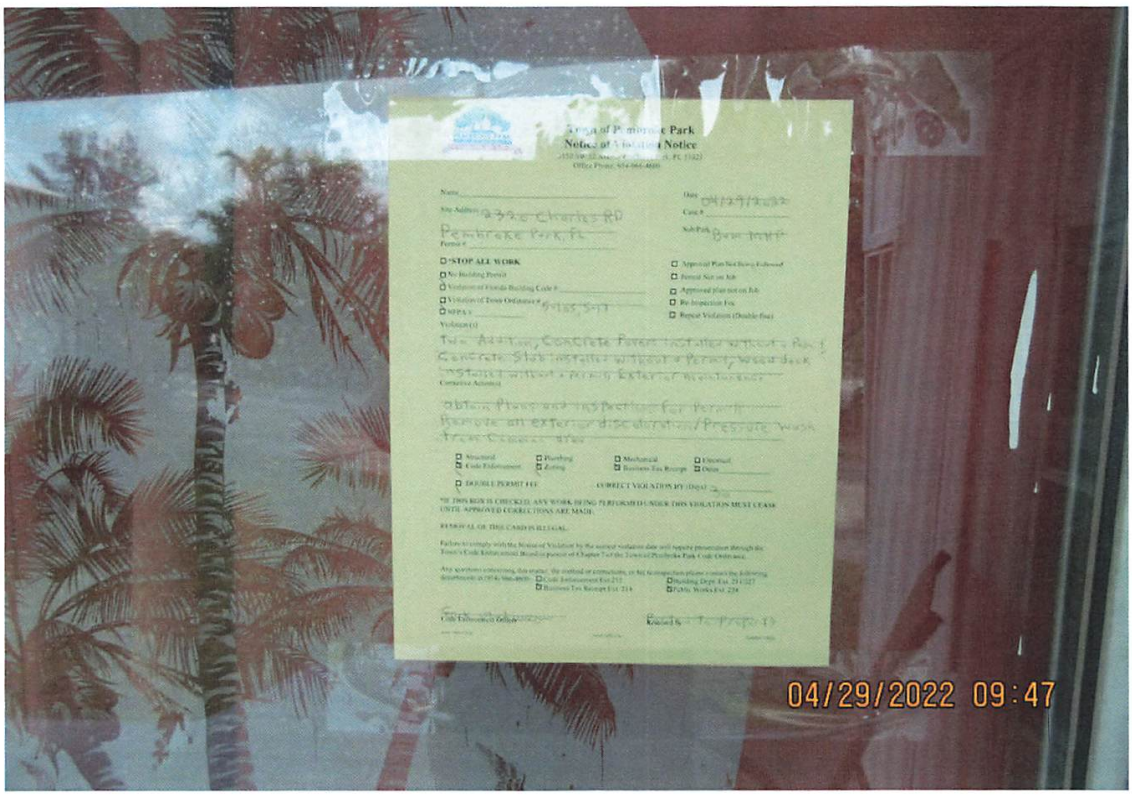
04/29/2022 09:44


Notice
04/29/2022 09:47

Case Overview

Property/Incident Information

Owner	Address	Site Address
TRINITY BROADCASTING OF FL INC	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

Legal Description

Case Status Open **Case #** 7160 **Date Next Inspection** 7/20/2022

Notes 1. Demolition of structures without of a Building permit for Lot 236, 245, 350, 448, 451, 529, 539 Obtain demolition permit for all structure that were removed.
2.Double permit fee assessed

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/6/2022		Notice of Violation	Regular Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	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: 7/20/2022

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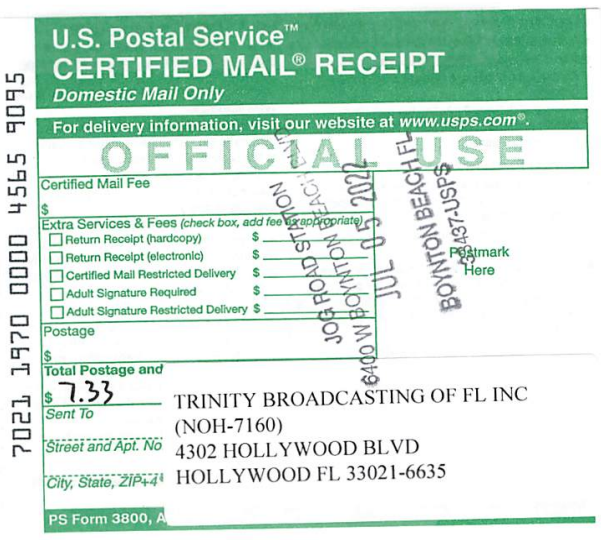
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 7.33
Sent To
Street and Apt.
City, State, ZIP
PS Form 3800
JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 2022
BOYNTON BEACH FL
33437-USPS
Postmark Here
EVERETT, MICHAEL
(NOH-7160)
4655 VINELAND ROAD
ORLANDO, FL 32711
7021 1970 0000 4565 9101



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 7.33
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 2022
BOYNTON BEACH FL
33437-USPS
Postmark Here
TRINITY BROADCASTING OF FL INC
(NOH-7160)
4302 HOLLYWOOD BLVD
HOLLYWOOD FL 33021-6635
7021 1970 0000 4565 9095

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For delivery information, visit our website at www.usps.com®.
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage ar
$
Sent To
Street and Apt.
City, State, ZIP+
PS Form 3800
JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
BOYNTON BEACH FL
33437-USPS
Postmark Here
TRINITY BROADCASTING OF FL INC
(NOH-7160)
3300 PEMBROKE RD
PEMBROKE PARK, FL 33021
7021 1970 0000 4565 9088

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
TRINITY BROADCASTING OF FL INC		CASE NO. 7160
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC AT 11:51 A.M. ON THE 7 DAY OF JULY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

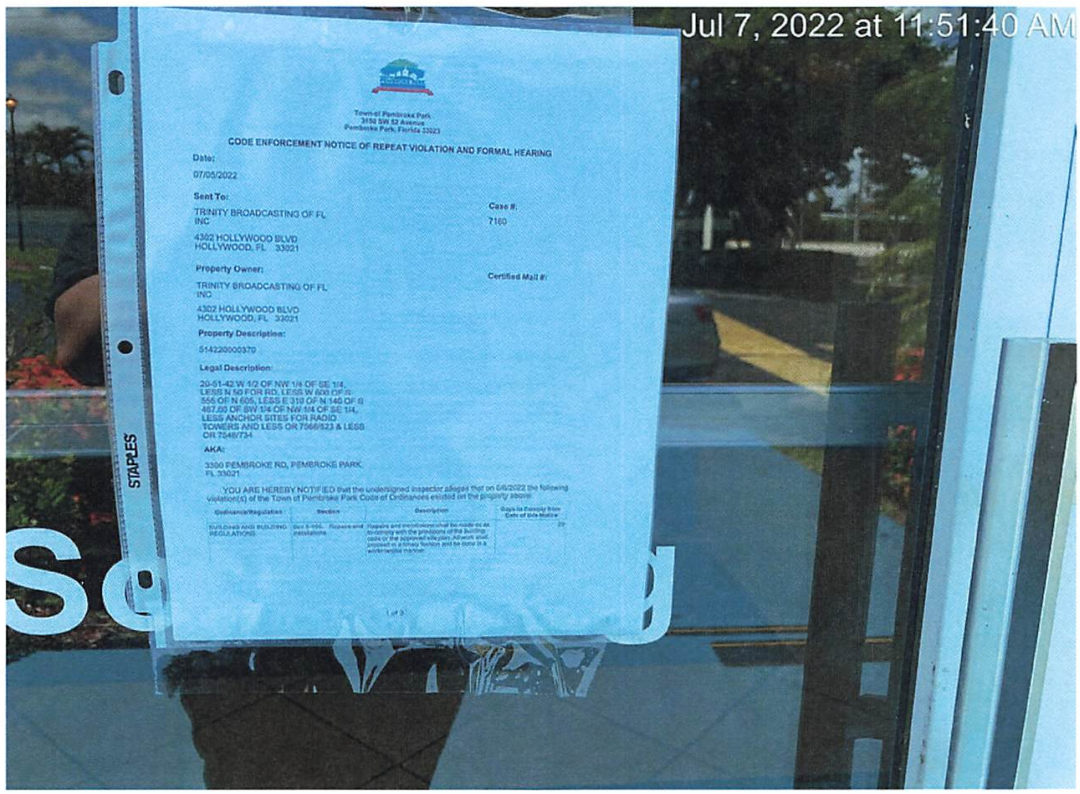
Erik Richwagen
AFFIANT

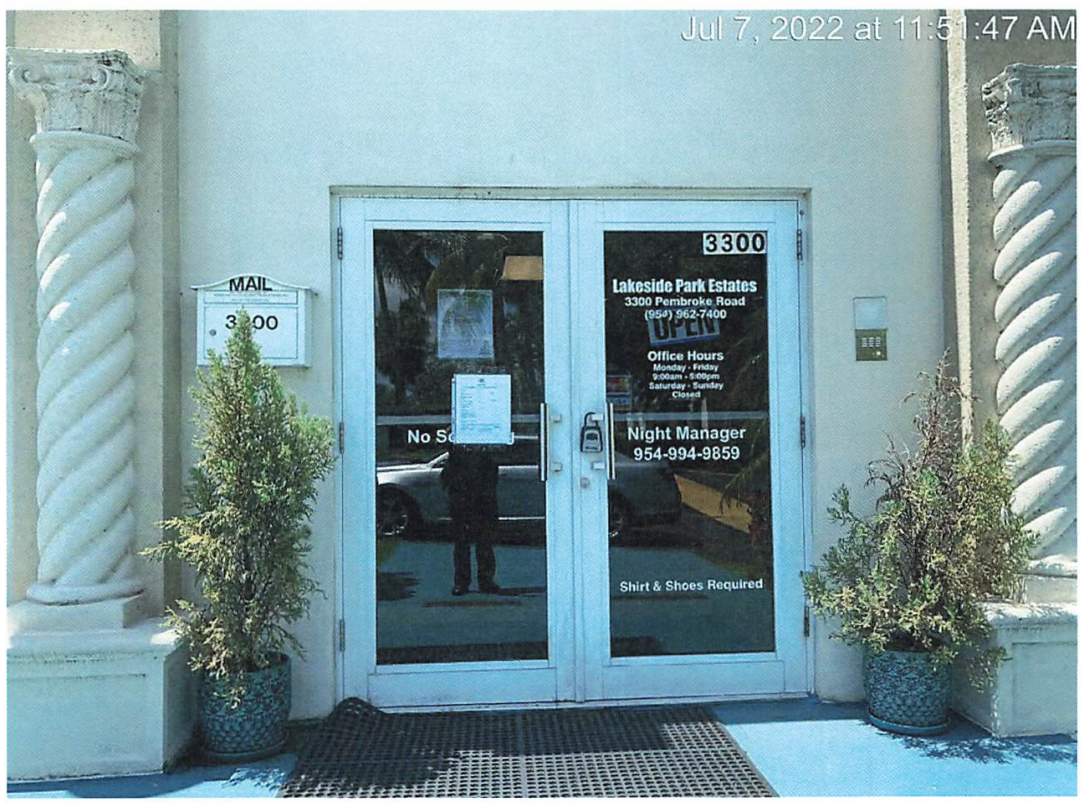
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Jul 7, 2022 at 11:51:40 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
07/05/2022
Sent To:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Case #:
7160
Property Owner:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Certified Mail #:
Property Description:
514220000370
Legal Description:
20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7566/523 & LESS OR 7546/734
AKA:
3300 PEMBROKE RD, PEMBROKE PARK, FL 33021
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/6/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. Adverts shall proceed in a timely fashion and be done in a workmanlike manner.
STAPLES


Jul 7, 2022 at 11:51:47 AM
MAIL
3300
Lakeside Park Estates
3300 Pembroke Road
(954) 962-7400
OPEN
Office Hours
Monday - Friday
9:00am - 5:00pm
Saturday - Sunday
Closed
Night Manager
954-994-9859
Shirt & Shoes Required

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

07/05/2022

Sent To:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

7160

Property Owner:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000370

Legal Description:

20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

AKA:

3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/6/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	29

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	29
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	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...	29

1. Demolition of structures without of a Building permit for Lot 236, 245, 350, 448, 451, 529, 539 Obtain demolition permit for all structure that were removed.
2.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, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/5/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	7160	06/06/2022

Property Owner:	Property Description:	Certified Mail #:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	514220000370	

Legal Description:	AKA:
20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/6/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	29
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Erik Richwagen
Code Enforcement Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3300 PEMBROKE ROAD, PEMBROKE PARK FL 33021	ID #	5142 20 00 0370
Property Owner	TRINITY BROADCASTING OF FL INC	Millage	0613
Mailing Address	4302 HOLLYWOOD BLVD HOLLYWOOD FL 33021-6635	Use	28-03

Abbr Legal Description	20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$5,319,830	$294,860	$5,614,690	$3,819,450	
2021	$4,625,940	$294,860	$4,920,800	$3,472,230	$84,029.73
2020	$4,163,350	$295,920	$4,459,270	$3,156,580	$76,598.92

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,614,690	$5,614,690	$5,614,690	$5,614,690
Portability	0	0	0	0
Assessed/SOH	$3,819,450	$5,614,690	$3,819,450	$3,819,450
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	$3,819,450	$5,614,690	$3,819,450	$3,819,450

Sales History

Date	Type	Price	Book/Page or CIN
3/25/2008	SWD-T	$100	45376 / 21
11/1/1992	QCD		20145 / 288

Land Calculations

Price	Factor	Type
$11.50	462,594	SF
Adj. Bldg. S.F. (Card, Sketch)		2691
Eff./Act. Year Built: 1980/1979		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Not For Profit Corporation
TRINITY BROADCASTING OF FLORIDA, INC.

Filing Information

Document Number	750421
FEI/EIN Number	59-1991004
Date Filed	12/31/1979
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/21/2011

Principal Address

4525 VINELAND RD
STE 200
ORLANDO, FL 32811

Changed: 03/29/2019

Mailing Address

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Changed: 03/23/2020

Registered Agent Name & Address

EVERETT, MICHAEL
4655 VINELAND ROAD
ORLANDO, FL 32711

Name Changed: 01/06/2015

Address Changed: 08/25/2014

Officer/Director Detail

Name & Address

Title Director, President

CROUCH, MATTHEW W

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

CROUCH, LAURIE
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

MAY, COLBY M
205 THIRD ST., S.E. ,
WASHINGTON, DE 20003

Title Treasurer, CFO

Mittan, James A
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Secretary

Tuccillo, Margaret C
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Fopma, Bob
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Everett, Mike
4655 VINELAND ROAD
ORLANDO, FL 32711

Title Asst. Secretary

Casoria, John B
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Caylan
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Cody
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Annual Reports

Report Year	Filed Date
2020	03/23/2020
2021	04/08/2021
2022	04/14/2022

Document Images

04/14/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
01/06/2015 -- ANNUAL REPORT	View image in PDF format
08/25/2014 -- Reg. Agent Change	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/10/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
05/20/2011 -- Reg. Agent Change	View image in PDF format
01/21/2011 -- REINSTATEMENT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
04/23/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format
05/20/2002 -- ANNUAL REPORT	View image in PDF format
05/05/2001 -- ANNUAL REPORT	View image in PDF format
04/21/2000 -- ANNUAL REPORT	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
05/01/1998 -- ANNUAL REPORT	View image in PDF format
05/15/1997 -- ANNUAL REPORT	View image in PDF format

04/24/1996 -- ANNUAL REPORT	View image in PDF format
06/14/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7160

EVERETT, Michael
4655 Vineland Road
Orlando, FL 32711

Hasler
06/07/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7160

Trinity Broadcasting of FL INC
3300 Pembroke RD
Pembroke Park, FL 33021

Hasler FIRST-CLASS MAIL
06/07/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7160

Hasler FIRST-CLASS MAIL
06/07/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

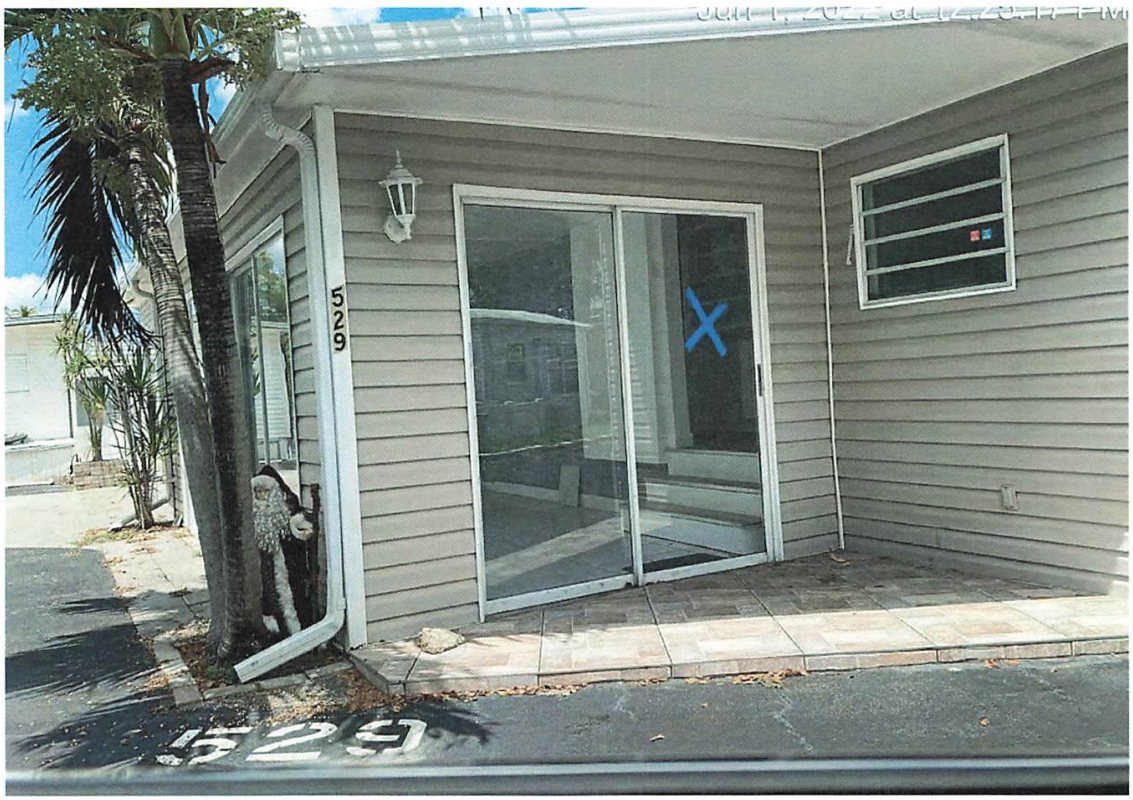
Case #:

7160

448

430

3183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Jun 1, 2022 at 11:4
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Jun 1, 2022 at 11:4
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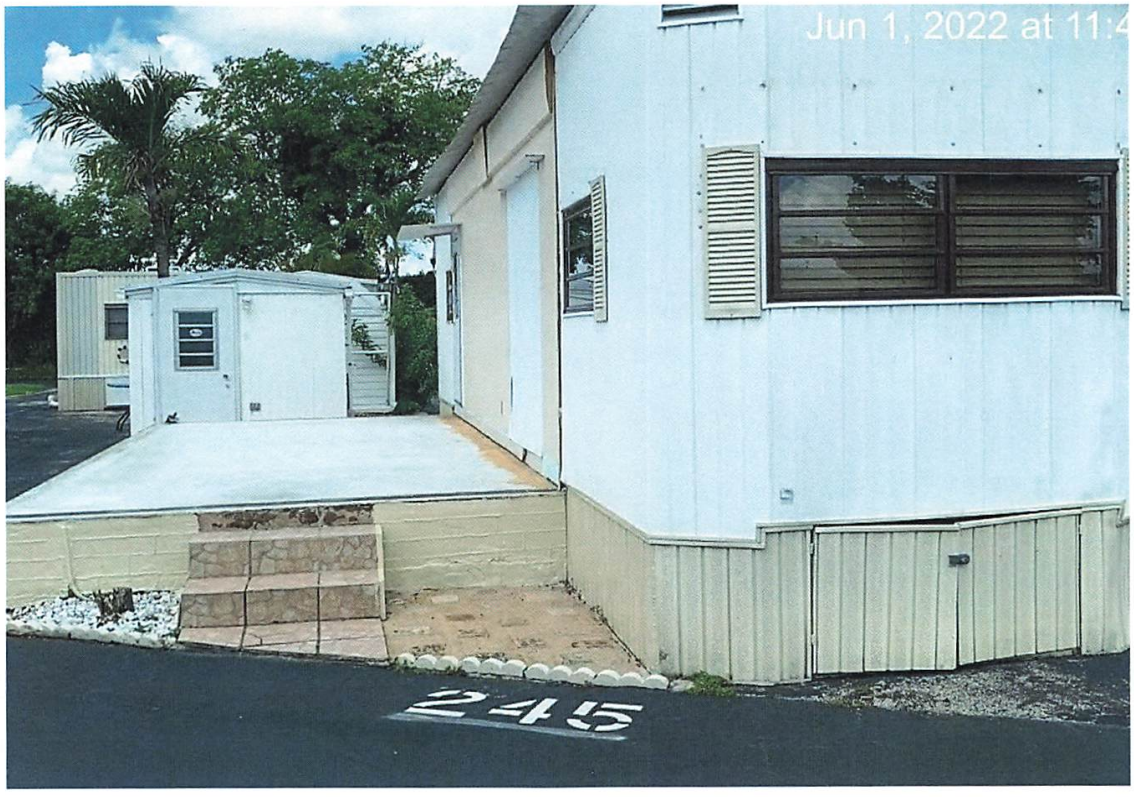
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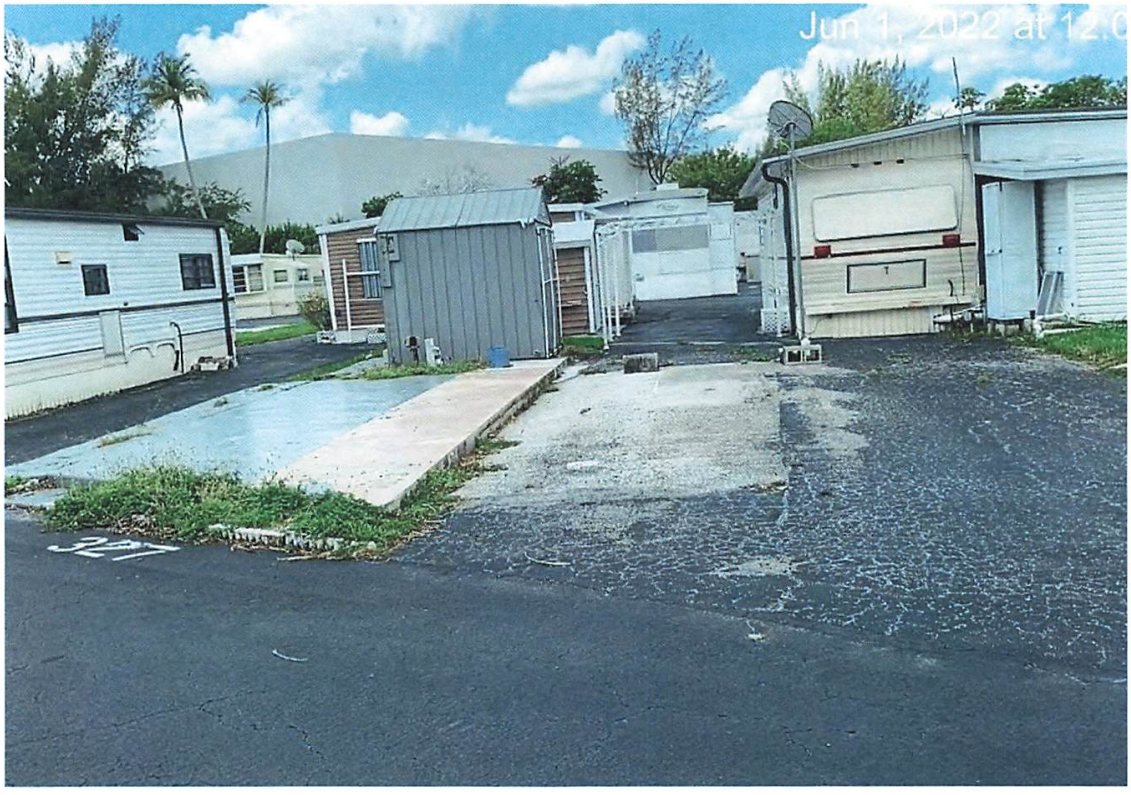
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Jun 1, 2022 at 12:0

Jun 1, 2022
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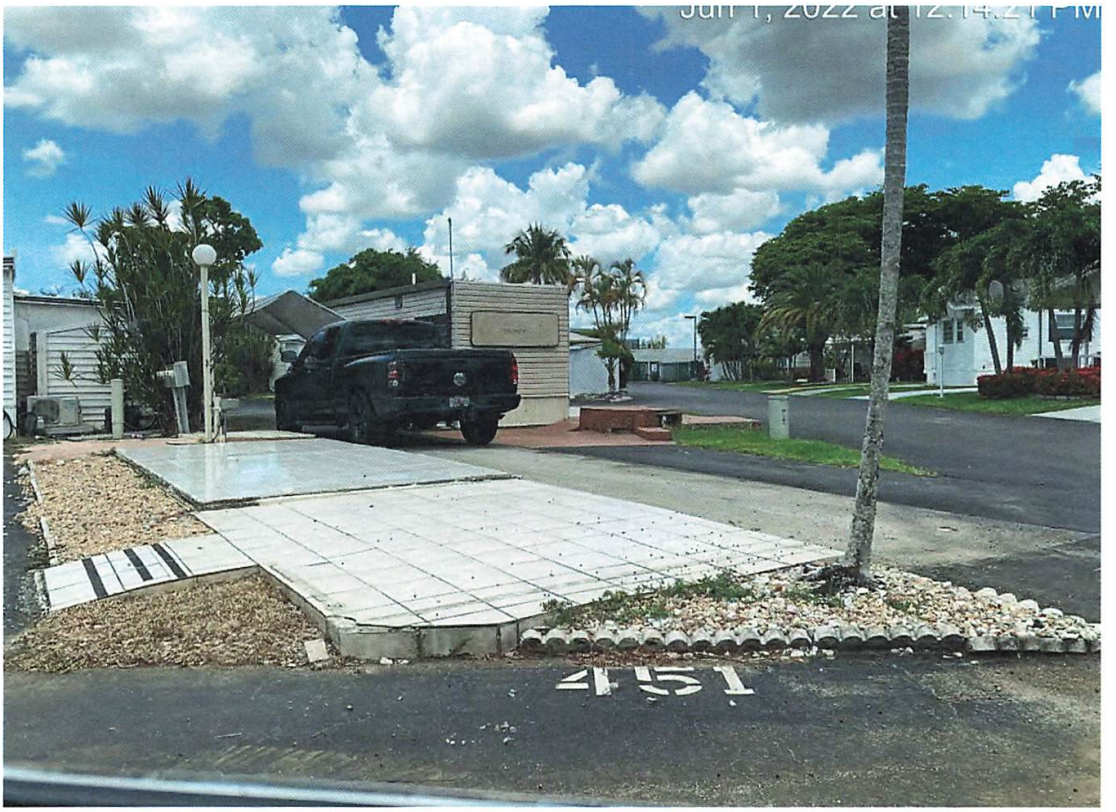
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Case Overview

Property/Incident Information

Owner	Address	Site Address
DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	PO BOX 2710 ROANOKE, VA 24001	3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 4630

Notes Elegant Beauty Supply:
(1) Overloaded Dumpster in back of property; Property owner/Business will need to have trash removed from property by franchise waste hauler. (11-32,11-33,11-34)
(2) Portable container in back of property; Portable containers are prohibited without proper permits.Property owner/Business will need to remove portable container from property. (28-346(c)(3))
(3) Maintenance of building; side of building and roof siding is damaged and must be repaired; Property owner/Business must repair side of building with same material or approved material with building permits. (5-103(a)(b)).
(4) Maintenance of Property; overgrown vegetation around property. Property owner/Business must trim/cut overgrown vegetation around property.
(5) Window Signs; window signs are covering entire windows. Property owner/Business must remove window signs and are only allowed 25% coverage in total.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/5/2019		Notice of Violation	Regular Mail
2/4/2020		Affidavit of Non-Compliance	
2/10/2020	2/27/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
2/10/2020		Affidavit of Non-Compliance	Hand
3/2/2020	2/27/2020	Final Order	Certified Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
7/7/2022		Affidavit of Compliance	Regular Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
GARBAGE AND REFUSE	Sec. 11-32 - Overloading	It shall be unlawful for any person to overload any garbage dumpster or to permit any garbage dumpster to be overloaded on any property located within the town.	7/7/2022
GARBAGE AND REFUSE	Sec. 11-33 - Violations deemed public nuisance	Any garbage dumpster in violation of the terms of this article shall be deemed to be a public nuisance. (Ord. No. 85-5-1, 2, 6-8-85) Cross references - Health and sanitation, Ch. 12, nuisances regarding debris, trash and rubbish, 12-41	7/7/2022

Case Overview

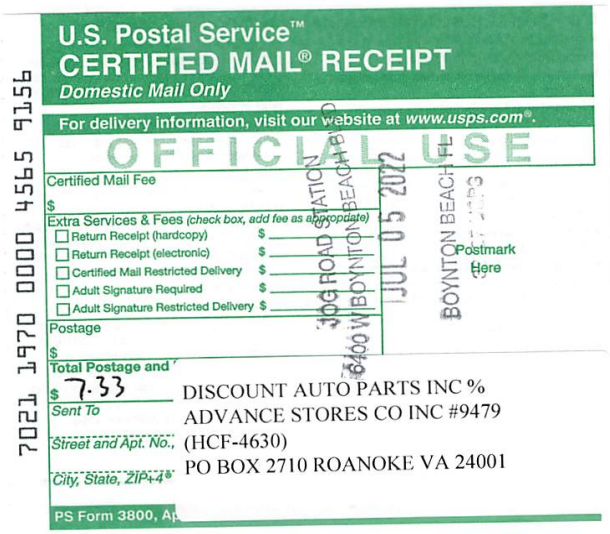
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	7/7/2022
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	2/10/2020

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	7/7/2022	$42,300.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$42,400.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$42,400.00**



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Certified Mail Fee
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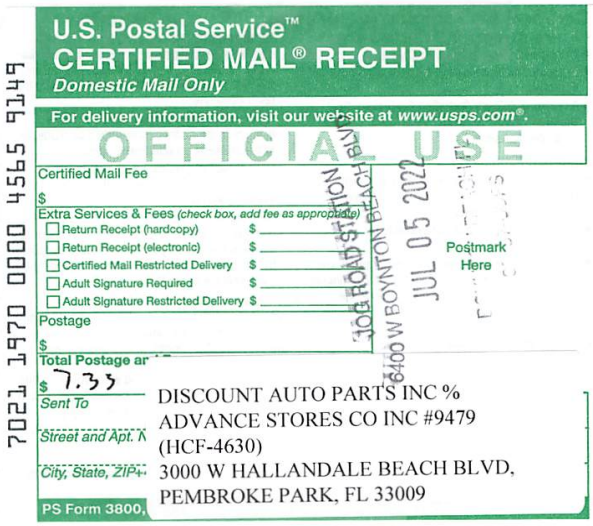
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 7.33
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
BOYNTON BEACH FL
Postmark Here
7021 1970 0000 4565 9156
DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479
(HCF-4630)
PO BOX 2710 ROANOKE VA 24001



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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage ar
$ 7.33
Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800,
JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
Postmark Here
7021 1970 0000 4565 9149
DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479
(HCF-4630)
3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

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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 an
$
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,
JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
Postmark Here
7021 1970 0000 4565 9163
CORPORATION SERVICE COMPANY
(HCF-4630)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

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OFFICIAL USE

Certified Mail Fee $ 3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ 2.85
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .50
Total Postage and Fees $ 6.90

Postmark Here
FEB 12 2020

Sent To
Street and Apt. No., or PO Box
City, State, ZIP+4®

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479
P.O. BOX 2710
ROANOKE, VA 24001
N.O.F.H. 4630

PS Form 3800, April 2015 PS

7019 1120 0000 9007 3936

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee $ 3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ 2.85
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .50
Total Postage and Fees $ 6.90

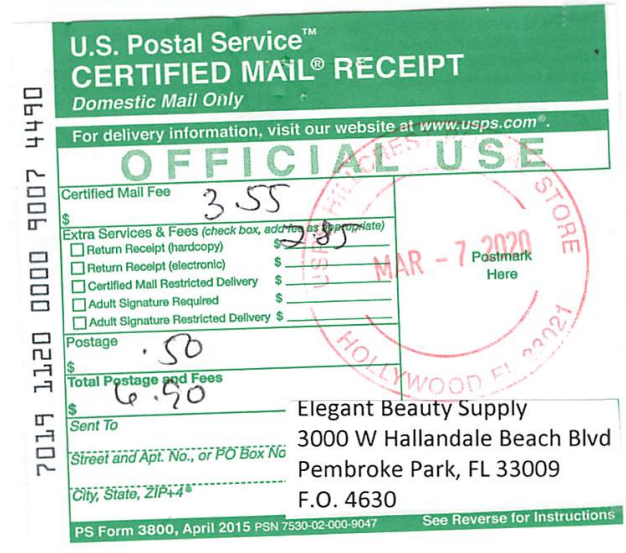
Postmark Here
FEB 12 2020

Sent To
Street and Apt. No., or PO
City, State, ZIP+4®

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479
3000 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
N.O.F.H. 4630

PS Form 3800, April 2015

7019 1120 0000 9007 3943



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee $ 3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ 2.85
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .50
Total Postage and Fees $ 6.90

Postmark Here
MAR - 7 2020

Sent To
Street and Apt. No., or PO Box No
City, State, ZIP+4®

Elegant Beauty Supply
3000 W Hallandale Beach Blvd
Pembroke Park, FL 33009
F.O. 4630

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 4490

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee $ 3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ 2.85
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .50
Total Postage and Fees $ 6.90

Postmark Here
MAR - 7 2020

Sent To
Street and Apt. No., or PO Bo
City, State, ZIP+4®

Discount Auto Parts Inc % Advance
Stores Co Inc #9479
PO Box 2710
Roanoke, VA 24001
F.O. 4630

PS Form 3800, April 2015

7019 1120 0000 9007 4483

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:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479
P.O. BOX 2710
ROANOKE, VA 24001
N.O.F.H. 4630

9590 9402 4839 9032 7054 26

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 3936

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Rose Shiffett ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Rose Shiffett C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

DOWNTOWN STATION ROANOKE VA FEB 24 2020 24011-USPS

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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:

Discount Auto Parts Inc % Advance
Stores Co Inc #9479
PO Box 2710
Roanoke, VA 24001
F.O. 4630

9590 9402 4839 9032 7052 11

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 4483

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Rose Shiffett ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Rose SHIFFETT C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

DOWN ROANOKE VA MAR 10 2020 24011-USPS

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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:

Elegant Beauty Supply
3000 W Hallandale Beach Blvd
Pembroke Park, FL 33009
F.O. 4630

9590 9402 4839 9032 6973 49

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 4490

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Chrishna Briggs C. Date of Delivery 3/9/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/09/2019
US POSTAGE $000.50⁰
. ZIP 33023
011D10656696

Sent To:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Case #:

4630

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/09/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Elegant Beauty Supply
3000 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOV#4630

[redacted]

Detail by Entity Name

Foreign Profit Corporation
ADVANCE STORES COMPANY, INCORPORATED

Filing Information

Document Number	F97000005913
FEI/EIN Number	54-0118110
Date Filed	11/07/1997
State	VA
Status	ACTIVE

Principal Address

4200 SIX FORKS RD
RALEIGH, NC 27609

Changed: 04/29/2022

Mailing Address

5008 AIRPORT ROAD
ROANOKE, VA 24012

Changed: 01/14/2010

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Name Changed: 04/12/2022

Address Changed: 04/12/2022

Officer/Director Detail

Name & Address

Title Asst. Secretary

KEISTER, AMANDA L
4200 SIX FORKS RD
RALEIGH, NC 27609

Title President, DIRECTOR

GRECO, THOMAS R
4200 SIX FORKS RD
RALEIGH, NC 27609

Title EVP, Corporate Secretary, General Counsel, Director

FINLEY, TAMMY M
4200 SIX FORKS RD
RALEIGH, NC 27609

Title CFO, Executive Vice President, DIRECTOR

SHEPHERD, JEFFREY W
4200 SIX FORKS RD
RALEIGH, NC 27609

Title EVP, CFO, Controller

PELLICCIOTTI, WILLIAM
4200 SIX FORKS RD
RALEIGH, NC 27609

Annual Reports

Report Year	Filed Date
2020	04/08/2020
2021	05/31/2021
2022	04/29/2022

Document Images

04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/12/2022 -- Reg. Agent Change	View image in PDF format
05/31/2021 -- ANNUAL REPORT	View image in PDF format
04/08/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/12/2018 -- ANNUAL REPORT	View image in PDF format
04/18/2017 -- ANNUAL REPORT	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
04/16/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
05/03/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
04/19/2011 -- ANNUAL REPORT	View image in PDF format
01/14/2010 -- ANNUAL REPORT	View image in PDF format
03/31/2009 -- ANNUAL REPORT	View image in PDF format
04/24/2008 -- ANNUAL REPORT	View image in PDF format
04/23/2007 -- ANNUAL REPORT	View image in PDF format
04/17/2006 -- ANNUAL REPORT	View image in PDF format

01/30/2006 -- Reg. Agent Change	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
03/29/2004 -- ANNUAL REPORT	View image in PDF format
04/22/2003 -- ANNUAL REPORT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
05/05/2000 -- ANNUAL REPORT	View image in PDF format
04/06/2000 -- ANNUAL REPORT	View image in PDF format
05/10/1999 -- ANNUAL REPORT	View image in PDF format
07/23/1998 -- ANNUAL REPORT	View image in PDF format
11/07/1997 -- Foreign Profit	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479
Mailing Address	PO BOX 2710 ROANOKE VA 24001

ID #	5142 28 00 0110
Millage	0613
Use	11-03

Abbr Legal Description	28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$341,970	$2,145,090	$2,487,060	$2,487,060	
2021	$341,970	$1,982,000	$2,323,970	$2,323,970	$49,976.04
2020	$341,970	$1,798,530	$2,140,500	$2,140,500	$46,195.85

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,487,060	$2,487,060	$2,487,060	$2,487,060
Portability	0	0	0	0
Assessed/SOH	$2,487,060	$2,487,060	$2,487,060	$2,487,060
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	$2,487,060	$2,487,060	$2,487,060	$2,487,060

Sales History

Date	Type	Price	Book/Page or CIN
2/1/1992	WD	$730,000	19309 / 35
11/1/1984	WD	$725,000	
6/1/1973	WD	$440,000	
1/1/1972	WD	$95,000	

Land Calculations

Price	Factor	Type
$11.00	31,088	SF
Adj. Bldg. S.F. (Card, Sketch)		13440
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

DISCOUNT AUTO PARTS
INC % ADVANCE STORES
CO INC #9479

3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

4630

On 7/7/2022 I ERIK RICHWAGEN as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name:	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479
Address:	PO BOX 2710 ROANOKE, VA 24001
Folio:	514228000110
Site Address:	3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
Legal Description:	28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD

Ordinance/Regulation	Section	Description	Date Complied
GARBAGE AND REFUSE	Sec. 11-32 - Overloading	It shall be unlawful for any person to overload any garbage dumpster or to permit any garbage dumpster to be overloaded on any property located within the town.	7/7/2022
GARBAGE AND REFUSE	Sec. 11-33 - Violations deemed public nuisance	Any garbage dumpster in violation of the terms of this article shall be deemed to be a public nuisance. (Ord. No. 85-5-1, 2, 6-8-85) Cross references - Health and sanitation, Ch. 12, nuisances regarding debris, trash and rubbish, 12-41	7/7/2022
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	7/7/2022
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	2/10/2020

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Erik Uthman

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/7/2022

NOTARY PUBLIC, STATE OF FLORIDA

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479 CASE NO. 4630

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479 AT 12:04 P.M. ON THE 7 DAY OF JULY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

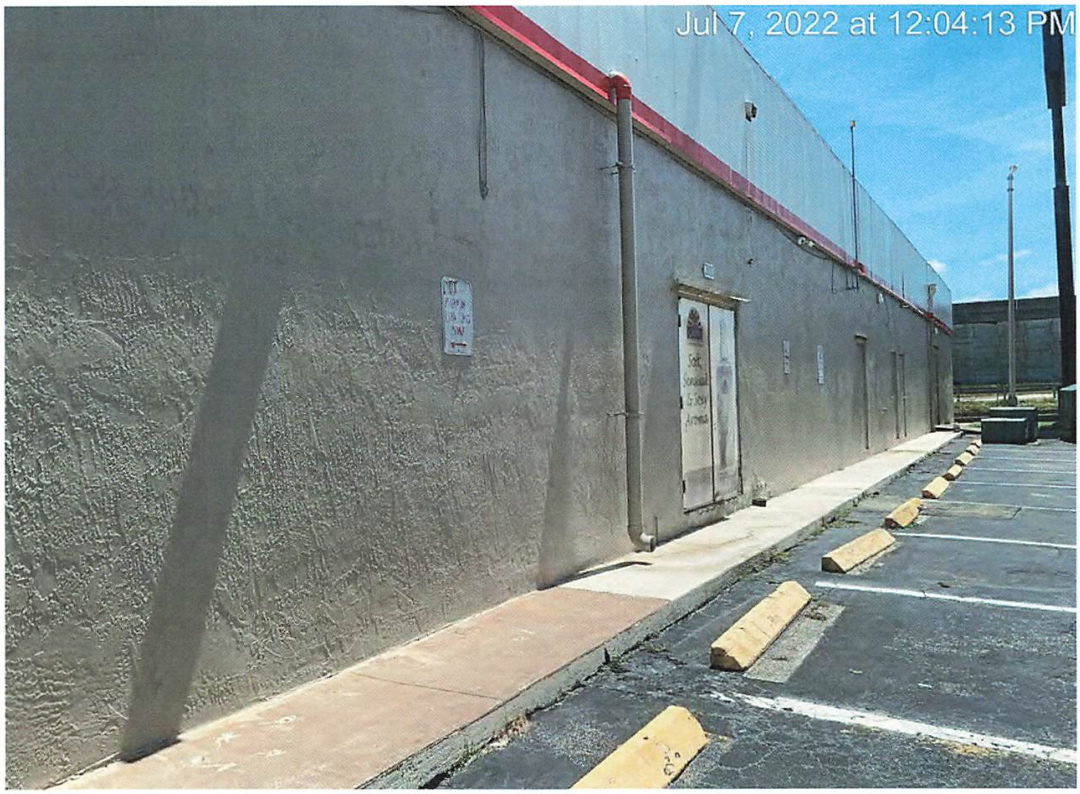
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215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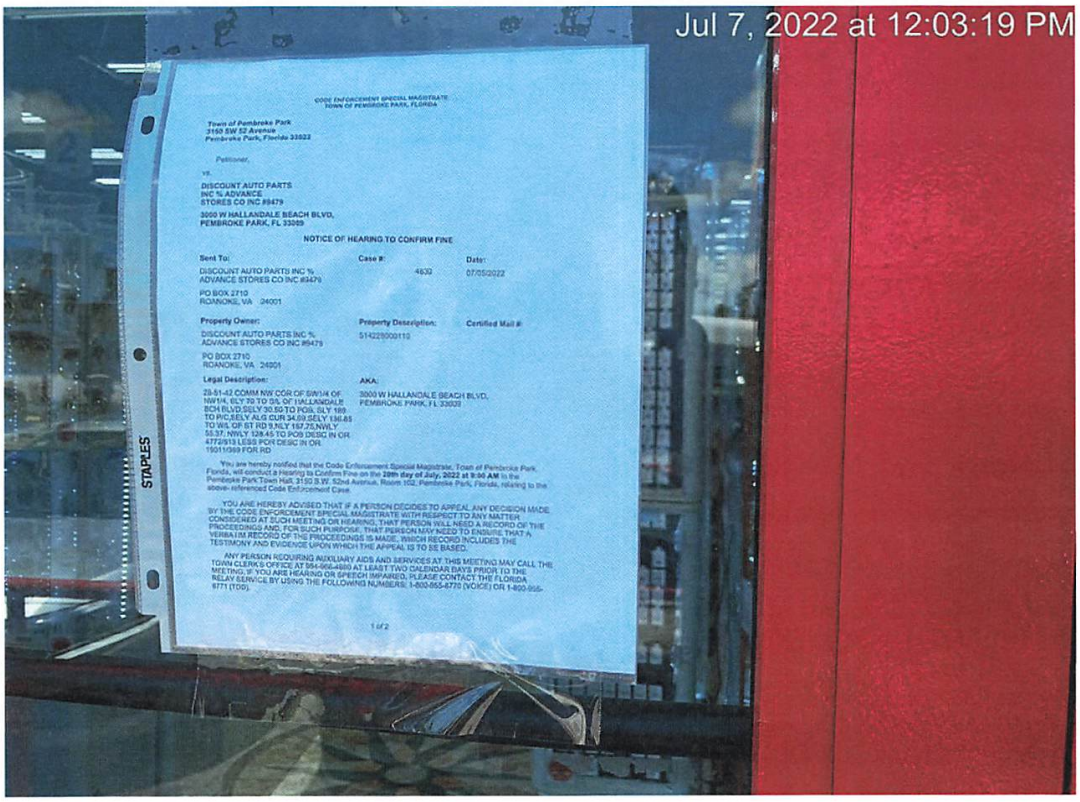
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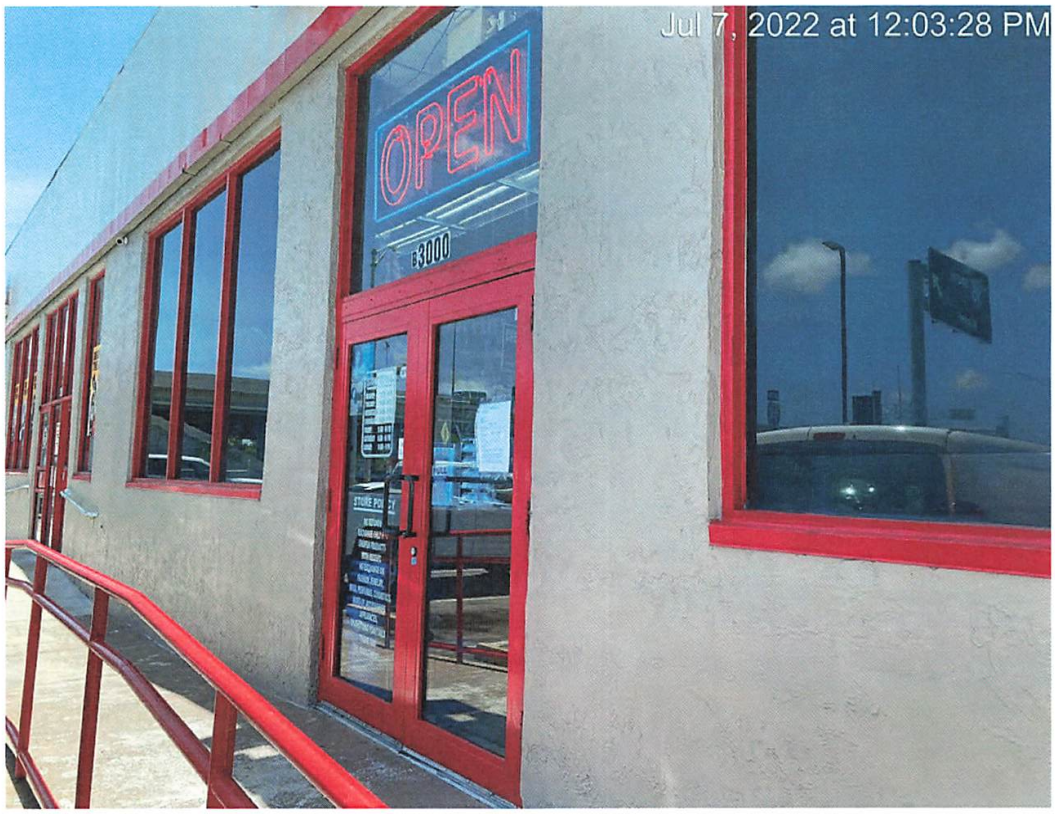
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
DISCOUNT AUTO PARTS
INC % ADVANCE
STORES CO INC #9479
3050 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
4630
Date:
07/05/2022
DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479
PO BOX 2710
ROANOKE, VA 24001
Property Owner:
Property Description:
5142280000110
Certified Mail #
DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479
PO BOX 2710
ROANOKE, VA 24001
Legal Description:
AKA:
3050 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
28-51-42 COMM NW COR OF SW1/4 OF
NW1/4, ELY 70 TO ISL OF HALLANDALE
BCH BLVD, SELY 30.50 TO POB, ELY 189
TO PC, SELY ALG CUR 34.69, SELY 136.85
TO WIL OF ST RD 9, NLY 157.75, NWLY
55.37, NWLY 128.45 TO POB DESC IN OR
4772/913 LESS POR DESC IN OR
19011/369 FOR RD
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, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDING AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
1 of 2
STAPLES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3000

Jul 7, 2022 at 12:03:35 PM

Jul 7, 2022 at 12:03:43 PM
TOW AWAY
ZONE
954-925-3371
OPLES
WN SHOPS

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

DISCOUNT AUTO PARTS
INC % ADVANCE
STORES CO INC #9479

3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479 PO BOX 2710 ROANOKE, VA 24001	4630	07/05/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479 PO BOX 2710 ROANOKE, VA 24001	514228000110	

Legal Description:	**AKA:**
28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD	3000 W HALLANDALE BEACH BLVD, 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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4630

Petitioner,

vs.

DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - ELEGANT BEAUTY SUPPLY
FOLIO:	514228000110
LEGAL DESCRIPTION:	28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD

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, February 27, 2020, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code 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
GARBAGE AND REFUSE...	Sec. 11-32 - Overloading	It shall be unlawful for any person to overload any garbage dumpster or to permit any garbage dumpster to be overloaded on any property located within the town....	3/13/2020		$50.00
GARBAGE AND REFUSE...	Sec. 11-33 - Violations deemed public nuisance	Any garbage dumpster in violation of the terms of this article shall be deemed to be a public nuisance. (Ord. No. 85-5-1, 2, 6-8-85) Cross references - Health and sanitation, Ch. 12, nuisances regarding debris, trash and rubbish, 12-41...	3/13/2020		
SIGNS AND ADVERTISING...	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall...	3/13/2020		
ZONING...	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential...		2/10/2020	

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 27th Day of FEBRUARY 2020

ATTEST:

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

COLORED
EDGES
Edge Control
+ COLOR
09.05.2019 13:35

3000
OKAY
Soft,
Sensual
& Sexy
Aroma
09.05.2019 13:36

CAR ACCIDENT • TRUCK ACCIDENT
1-800-TH-LEGAL
RUBENSTEIN LAW Broward Office
OKAY
Organic Flavored
NOURISHING
LIP BALM
Softens & Moisturizes
Elegant
BEAUTY SUPPLY
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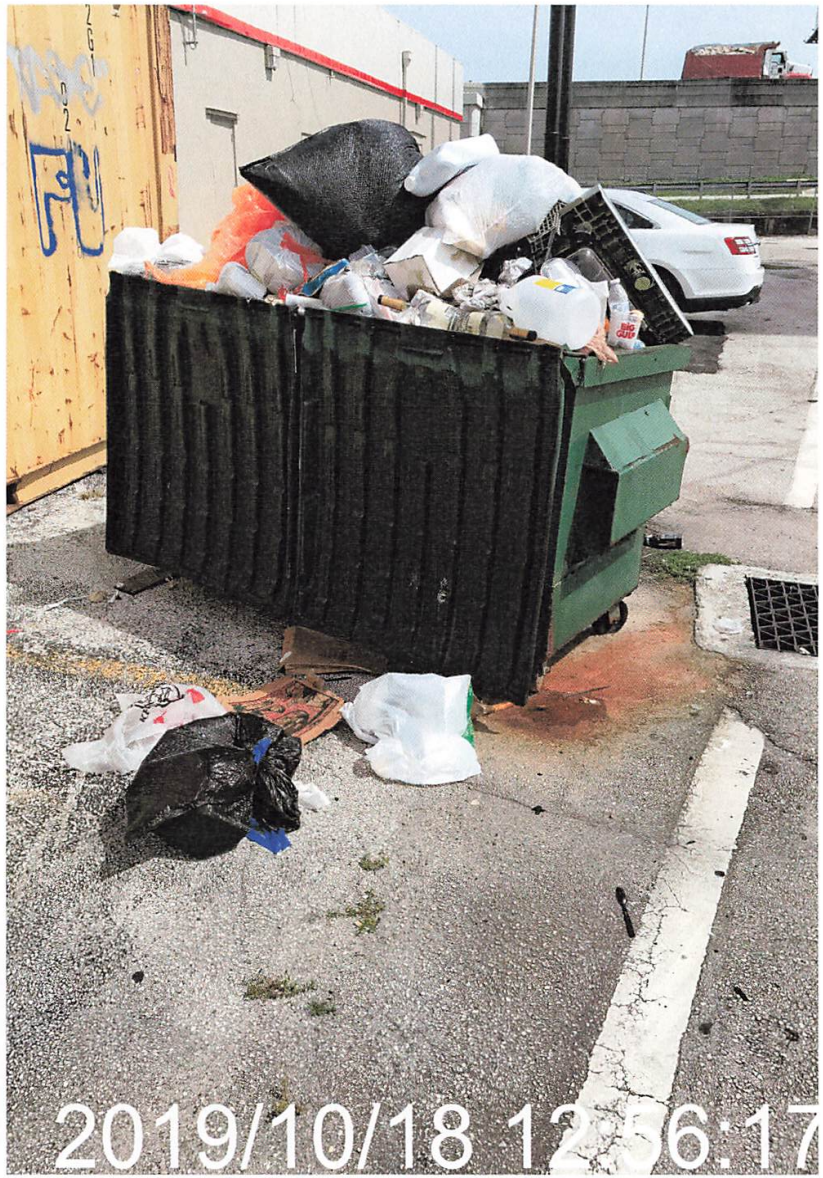
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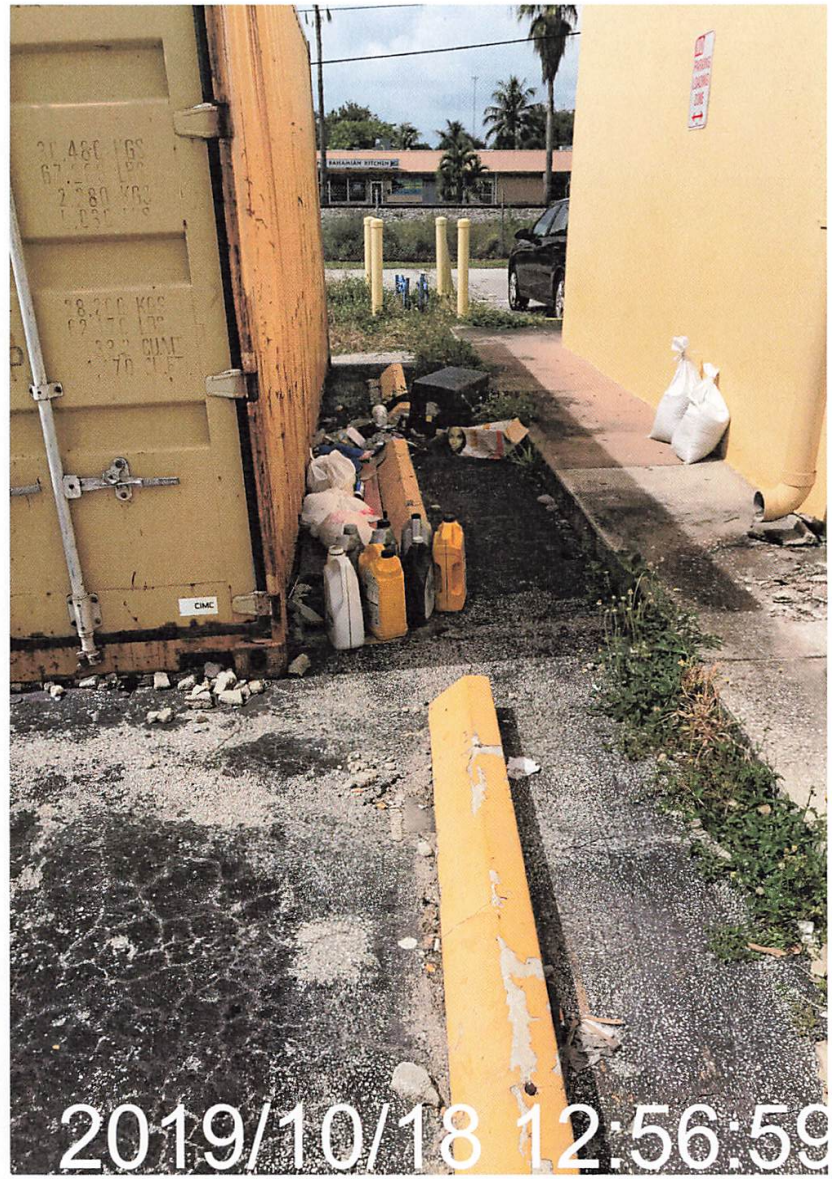
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WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
3000
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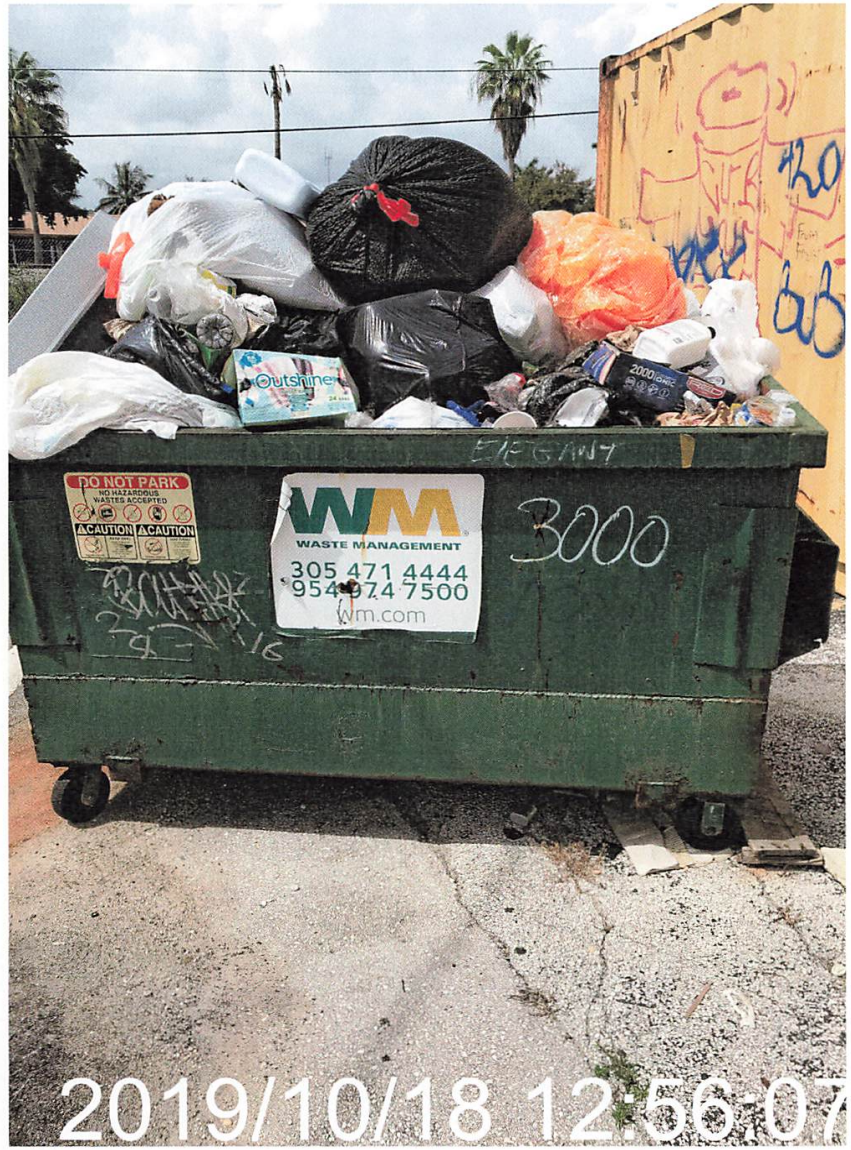
DO NOT PARK
NO HAZARDOUS WASTES ACCEPTED
CAUTION
CAUTION
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
3000
ELEGANT
2019/10/18 12:56:07

3000
OKAY
Soft,
Sensual
& Sexy
Aroma
420
FU
2019/09/16 16:39:36

OKAY
DEEP MOISTURIZING
COCONUT
elegant
BEAUTY SUPPLY
OKAY
COLORED EDGES
02.26.2020 00:29

OKAY
DEEP
MOISTURIZING
COCONUT
02.26.2020 00:29

OKAY.
DEEP
MOISTURIZING
COCONUT
Elega
BEAUTY
02.26.2020 00:29

OKAY.
02.26.2020 00:29

ELEGANT BEAUTY
SUPER STORES
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Treatment
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It's OKAY
to be
OKAY
Everyday
Beauty Care
Products
Curl
Enhancing
HAIR STYLERS
• Detangles
• Moisturizes
• Anti-Frizz
• Enhances Curls
Elegant
BEAUTY SUPPLY
02 . 26 . 2020 00 : 30

DO NOT PARK
NO HAZARDOUS WASTES ACCEPTED
CAUTION CAUTION
WM
WASTE MANAGEMENT
305 471 4444
954 674 7500
wm.com
3000
SWAP
02.26.2020 00:31

DO NOT PARK
CAUTION CAUTION
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
3000
SWAP
2/1
BLUE DEF
02.26.2020 00:31

DO NOT PARK
NO HAZARDOUS WASTES ACCEPTED
CAUTION
WM
WASTE MANAGEMENT
305 471 4444
954 674 7500
wm.com
3000
01.13.2020 05:39

3000
Soft, Sensual & Sexy Aroma
01.13.2020 05:39

DO NOT PARK
CAUTION
CAUTION
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
3000
01.13.2020 05:38

ROOT BEER
Marlboro
01.13.2020 05:39

3000 ADVANCE
DO NOT PARK
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
ELEGANT BEAUTY
2yd
REPUBLIC
SERVICES
954-583-1830
RepublicServices.com
WARNING NO GARBAGE
RECOVERED MATERIALS ONLY
PAPER, PLASTIC, WOOD, GLASS, METAL, TEXTILES
ACAUTION
3000
12.03.2019 23:11

3000
OKAY
Soft, Sensual & Sexy Aroma
12.03.2019 23:12

3000
305 471 4444
954 974 7500
wm.com
12.03.2019 23:11

3000
305 471 4444
954 974 7500
wm.com
12.03.2019 23:11

DO NOT PARK
CAUTION CAUTION
SWAP
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
10.22.2019 21:10

10.22.2019 21:10

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Case #:

4630

Date:

09/05/2019

Property Owner:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Property Description:

514228000110

Certified Mail #:

Legal Description:

28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD

AKA:

3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/5/2019 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
GARBAGE AND REFUSE	Sec. 11-32 - Overloading	It shall be unlawful for any person to overload any garbage dumpster or to permit any garbage dumpster to be overloaded on any property located within the town.	14
GARBAGE AND REFUSE	Sec. 11-33 - Violations deemed public nuisance	Any garbage dumpster in violation of the terms of this article shall be deemed to be a public nuisance. (Ord. No. 85-5-1, 2, 6-8-85) Cross references - Health and sanitation, Ch. 12, nuisances regarding debris, trash and rubbish, 12-41	14

SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	14
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	14

Notes/Means of Correction:

Elegant Beauty Supply:
(1) Overloaded Dumpster in back of property; Property owner/Business will need to have trash removed from property by franchise waste hauler. (11-32,11-33,11-34)
(2) Portable container in back of property; Portable containers are prohibited without proper permits.Property owner/Business will need to remove portable container from property. (28-346(c)(3))
(3) Maintenance of building; side of building and roof siding is damaged and must be repaired; Property owner/Business must repair side of building with same material or approved material with building permits. (5-103(a)(b)).
(4) Maintenance of Property; overgrown vegetation around property. Property owner/Business must trim/cut overgrown vegetation around property.
(5) Window Signs; window signs are covering entire windows. Property owner/Business must remove window signs and are only allowed 25% coverage in total.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jeffrey Louis

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Case #:

4630

Date:

9/5/2019 12:00:00 AM

Property Owner:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Property Description:

514228000110

Legal Description:

28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD

AKA:

3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Mailing Purposes Only

OKAY
Organic Flavored
NOURISHING
LIP BALM
Softens & Moisturizes
Elegant
BEAUTY SUPPLY
OKAY
DEEP
MOISTURIZING
COCONUT
Elegant
BEAUTY SUPPLY
OKAY
COLORED
EDGES
09.05.2019 13:35

COLORED
EDGES
Edge Control
COLOR
09.05.2019 13:35

3000
Soft,
Sensual
& Sexy
Aroma
09.05.2019 13:36

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/10/2020

Sent To:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Case #:

4630

Property Owner:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Certified Mail #:

Property Description:

514228000110

Legal Description:

28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD

AKA:

3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	14
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	14

Elegant Beauty Supply:
(1) Overloaded Dumpster in back of property; Property owner/Business will need to have trash removed from property by franchise waste hauler. (11-32,11-33,11-34)
(2) Portable container in back of property; Portable containers are prohibited without proper permits.Property owner/Business will need to remove portable container from property. (28-346(c)(3))
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(4) Maintenance of Property; overgrown vegetation around property. Property owner/Business must trim/cut overgrown vegetation around property.
(5) Window Signs; window signs are covering entire windows. Property owner/Business must remove window signs and are only allowed 25% coverage in total.

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 27th day of February, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code 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.

Jeffrey Louis

2/10/2020

jeffrey louis

From: Hurley, Kay <KHurley@wm.com>
Sent: Wednesday, January 22, 2020 3:02 PM
To: Human Resources; jeffrey louis
Subject: RE: Status of the request

237-287012 ELEGANT BEAUTY SUPPLIES 3000 W HALLANDALE BEACH BLVD

Good afternoon: I have tried to contact you via Code Enforcement many times. As you know, we have had four meetings scheduled that have been canceled by you as well. Once again, please know that I have promised the $600.00 towards the overages. There will e no more credits for late fees or resume fees. The balance due and owing is $2390.27 AND you must be serviced twice per week in Pembroke Park, per the City's ordinance. Please let me know how you wish to proceed. Thank you. Kay

From: Human Resources <hr@elegantbeautyonline.com>
Sent: Wednesday, January 22, 2020 2:03 PM
To: Hurley, Kay <KHurley@wm.com>; jeffrey louis <jlouis@townofpembrokepark.com>
Subject: [EXTERNAL] Status of the request

HI Ms. kay, I haven't heard anything from you in reference to our bill plus the credit. We are trying to resolve this matter as quickly as possible. Please send me a total amount due with the credit given for the penalties so we can make this adjustment and pay the balance. Thanks

Lina Espanol
HR Department

CULTIVATE AN ELEGANT MIND

Human Resource Department
Elegant Beauty Supplies
Corporate Office
8880 NW 15th Street,
Doral, FL. 33172
Phone: 305.463.7888 ext. 305
Fax: 305-425-5991

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Twitter
@elegantbeautyfl

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Elegant Beauty Supplies Superstores

Recycling is a good thing. Please recycle any printed emails.

/********** EMAIL DISCLAIMER **********/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

jeffrey louis

From: jeffrey louis
Sent: Thursday, December 05, 2019 9:47 AM
To: 'Hurley, Kay'; Human Resources
Subject: RE: Re: Re: Re: Meeting with Hallandale

Good Morning,

Town Hall address is located at
3150 SW 52nd Avenue
Pembroke Park, FL 33023

Thank you,

Jeffrey Louis
Department of Code Enforcement
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023
(954) 966-4600 ext. 213
jlouis@townofpembrokepark.com

From: Hurley, Kay [mailto:KHurley@wm.com]
Sent: Wednesday, December 04, 2019 2:33 PM
To: Human Resources <hr@elegantbeautyonline.com>
Cc: jeffrey louis <jlouis@townofpembrokepark.com>
Subject: RE: Re: Re: Re: Meeting with Hallandale

Hi Jeff: Please provide your address. Thank you

From: Human Resources <hr@elegantbeautyonline.com>
Sent: Wednesday, December 4, 2019 2:30 PM
To: Hurley, Kay <KHurley@wm.com>
Subject: [EXTERNAL] Re: Re: Re: Meeting with Hallandale

MAy I have his address please. Thanks
Lina Espanol
HR Department

CULTIVATE
AN
ELEGANT
MIND

Human Resource Department
Elegant Beauty Supplies
Corporate Office
8880 NW 15th Street,
Doral, FL. 33172
Phone: 305.463.7888 ext. 305
Fax: 305-425-5991

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Elegant Beauty Supplies Superstores

On Wed, Dec 4, 2019 at 2:28 PM Human Resources <hr@elegantbeautyonline.com> wrote:

> Thank you.
>
> **Lina Espanol**
> **HR Department**
>
> CULTIVATE
> AN
> ELEGANT
> MIND
>
> Human Resource Department
> Elegant Beauty Supplies
> Corporate Office
> 8880 NW 15th Street,
> Doral, FL. 33172
> Phone: 305.463.7888 ext. 305
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>
> **Connect with us:**
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> @elegantbeauty_supplies

Twitter
@elegantbeautyfl

Facebook
Elegant Beauty Supplies Superstores

On Wed, Dec 4, 2019 at 2:22 PM Hurley, Kay <KHurley@wm.com> wrote:

Item #	Date	Amount	Payments	Fin. Chg.	Total
1087537	06/01/19	558.61	157.22-	.00	401.39
1107207	07/01/19	798.61	.00	.00	798.61
1125441	08/01/19	558.61	.00	12.00	570.61
1143248	09/01/19	78.61	.00	30.00	108.61
1166817	10/01/19	80.80	.00	43.97	124.77
1185049	10/24/19	80.80	.00	45.94	126.74
1203088	11/21/19	80.80	.00	47.96	128.76
				Total:	2259.49

From: Human Resources <hr@elegantbeautyonline.com>
Sent: Wednesday, December 4, 2019 2:18 PM
To: Hurley, Kay <KHurley@wm.com>
Cc: jeffrey louis <jlouis@townofpembrokepark.com>; JOHNY MOBASSALEH <johny@elegantbeautyonline.com>
Subject: [EXTERNAL] Re: Re: Meeting with Hallandale

Hi Kay, can you send me the current statement and breakdown of the charges. Thanks

Lina Espanol

HR Department

CULTIVATE

AN

ELEGANT

MIND

Human Resource Department

Elegant Beauty Supplies

Corporate Office

8880 NW 15th Street,

Doral, FL. 33172

Phone: 305.463.7888 ext. 305

Fax: 305-425-5991

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@elegantbeautyfl

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Elegant Beauty Supplies Superstores

On Wed, Dec 4, 2019 at 2:10 PM Hurley, Kay <KHurley@wm.com> wrote:

> Wednesday at 11:00 a.m. is fine at Jeff's office. I will reiterate that the balance on the account is $2259.49. Of that, I advised that you would receive a $600.00 for the overage charges. That is all that will be credited. The balance must be paid in full to reinstate your account. The finance charges will not be credited, as it was your responsibility to have the service. You also must be serviced twice per week per the ordinance of the Town. Thank you. Kay

From: Human Resources <hr@elegantbeautyonline.com>
Sent: Wednesday, December 4, 2019 1:15 PM
To: Hurley, Kay <KHurley@wm.com>
Cc: jeffrey louis <jlouis@townofpembrokepark.com>; JOHNY MOBASSALEH <johny@elegantbeautyonline.com>
Subject: [EXTERNAL] Re: Meeting with Hallandale

I will not be available tomorrow. We can meet on Wednesday in Hallandale at 11am, let me know if that works for you. Thanks

Lina Espanol

HR Department

CULTIVATE

AN

ELEGANT

MIND

Human Resource Department

Elegant Beauty Supplies

Corporate Office

8880 NW 15th Street,

Doral, FL. 33172

Phone: 305.463.7888 ext. 305

Fax: 305-425-5991

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Twitter

@elegantbeautyfl

Facebook

Elegant Beauty Supplies Superstores

On Wed, Dec 4, 2019 at 12:58 PM Hurley, Kay <KHurley@wm.com> wrote:

> I am available tomorrow. Would you also be available tomorrow?
>
> Sent from my Sprint Samsung Galaxy S7.
>
> -------- Original message --------
>
> From: Human Resources <hr@elegantbeautyonline.com>
>
> Date: 12/4/19 11:35 AM (GMT-05:00)
>
> To: "Hurley, Kay" <KHurley@wm.com>, jeffrey louis <jlouis@townofpembrokepark.com>, JOHNY MOBASSALEH <johny@elegantbeautyonline.com>
>
> Subject: [EXTERNAL] Meeting with Hallandale
>
> HI Ms. Kay, Happy Holidays, just wanting to touch basis on a meeting if we can soon to discuss our matter in Hallandale. Please let me know, also Mr. Jeffrey was reaching out to find out what was the outcome. We need to fix the charges so we can get back on track. Please let me know when we can meet. Thanks
>
> **Lina Espanol**

HR Department

CULTIVATE

AN

ELEGANT

MIND

Human Resource Department

Elegant Beauty Supplies

Corporate Office

8880 NW 15th Street,

Doral, FL. 33172

Phone: 305.463.7888 ext. 305

Fax: 305-425-5991

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Elegant Beauty Supplies Superstores

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jeffrey louis

From: Hurley, Kay <KHurley@wm.com>
Sent: Thursday, September 26, 2019 9:45 AM
To: Human Resources; jeffrey louis
Subject: Re: September 26, 2019 Meeting at 11am

Thank you

Sent from my Sprint Samsung Galaxy S7.

-------- Original message --------
From: Human Resources <hr@elegantbeautyonline.com>
Date: 9/26/19 9:10 AM (GMT-05:00)
To: "Hurley, Kay" <KHurley@wm.com>, jeffrey louis <jlouis@townofpembrokepark.com>
Subject: [EXTERNAL] September 26, 2019 Meeting at 11am

Good morning Ms.Kay and Mr. Jeffrey, unfortunately we are unable to attend today's meeting at 11 am. Mr. Johny had to attend to the North Stores for an emergency last night. He will not be in town. We will reschedule as soon as I can confirm a date next week. Thank you for your understanding.
Lina

HR
Department

CULTIVATE
AN
ELEGANT
MIND

Human Resource Department
Elegant Beauty Supplies
Corporate Office
8880 NW 15th Street,
Doral, FL. 33172
Phone: 305.463.7888 ext. 306
Fax: 305-425-5991

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jeffrey louis

From: Human Resources <hr@elegantbeautyonline.com>
Sent: Thursday, September 19, 2019 9:58 AM
To: jeffrey louis
Cc: Hurley, Kay
Subject: Re: Re: Re: Meeting with Mr. Johny and Lina of Elegant Beauty Supplies

Good morning, yes that's fine see you then.

HR
Department

CULTIVATE
AN
ELEGANT
MIND

Human Resource Department
Elegant Beauty Supplies
Corporate Office
8880 NW 15th Street,
Doral, FL. 33172
Phone: 305.463.7888 ext. 306
Fax: 305-425-5991

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Elegant Beauty Supplies Superstores

On Thu, Sep 19, 2019 at 9:52 AM jeffrey louis <jlouis@townofpembrokepark.com> wrote:

Yes, the address is:
Pembroke Park Town Hall
3150 SW 52nd Avenue
Pembroke Park, FL 33023

From: Hurley, Kay [mailto:KHurley@wm.com]
Sent: Thursday, September 19, 2019 9:42 AM
To: Human Resources <hr@elegantbeautyonline.com>

Cc: jeffrey louis <jlouis@townofpembrokepark.com>
Subject: RE: Re: Re: Re: Meeting with Mr. Johny and Lina of Elegant Beauty Supplies

Jeff please provide your office address….

Have an AWESOME day!
Kay

From: Human Resources <hr@elegantbeautyonline.com>
Sent: Thursday, September 19, 2019 9:31 AM
To: Hurley, Kay <KHurley@wm.com>
Cc: jeffrey louis <jlouis@townofpembrokepark.com>
Subject: [EXTERNAL] Re: Re: Re: Meeting with Mr. Johny and Lina of Elegant Beauty Supplies

Sure, see you then. May we have the address of the meeting?

HR
Department

CULTIVATE
AN
ELEGANT
MIND

Human Resource Department
Elegant Beauty Supplies
Corporate Office
8880 NW 15th Street,
Doral, FL. 33172
Phone: 305.463.7888 ext. 306
Fax: 305-425-5991

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Twitter
@elegantbeautyfl

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Elegant Beauty Supplies Superstores

On Thu, Sep 19, 2019 at 9:30 AM Hurley, Kay <KHurley@wm.com> wrote:

Can we do 11:00?

Have an AWESOME day!

Kay

From: Human Resources <hr@elegantbeautyonline.com>
Sent: Thursday, September 19, 2019 8:44 AM
To: Hurley, Kay <KHurley@wm.com>
Cc: jeffrey louis <jlouis@townofpembrokepark.com>
Subject: [EXTERNAL] Re: Re: Meeting with Mr. Johny and Lina of Elegant Beauty Supplies

Thursday is fine. What time?

HR
Department

CULTIVATE
AN
ELEGANT
MIND

Human Resource Department
Elegant Beauty Supplies
Corporate Office
8880 NW 15th Street,
Doral, FL. 33172
Phone: 305.463.7888 ext. 306
Fax: 305-425-5991
Connect with us:

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@elegantbeauty_supplies

Twitter
@elegantbeautyfl

Facebook
Elegant Beauty Supplies Superstores

On Thu, Sep 19, 2019 at 4:06 AM Hurley, Kay <KHurley@wm.com> wrote:

Unfortunately, Mr. Louis is not available until 2:00 on Wednesday so that won't work. Will Tuesday or Thursday work for either of you? Please advise. Thank you. Kay

Have an AWESOME day!
Kay

From: Human Resources <hr@elegantbeautyonline.com>
Sent: Wednesday, September 18, 2019 2:33 PM
To: Hurley, Kay <KHurley@wm.com>
Subject: [EXTERNAL] Re: Meeting with Mr. Johny and Lina of Elegant Beauty Supplies

Hi Ms. Kay, we can meet you on Wednesday at 11 am of next week. Please send me the details of the location. Thanks

HR
Department

CULTIVATE
AN
ELEGANT
MIND

Human Resource Department
Elegant Beauty Supplies
Corporate Office
8880 NW 15th Street,
Doral, FL. 33172
Phone: 305.463.7888 ext. 306
Fax: 305-425-5991
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On Wed, Sep 18, 2019 at 12:11 PM Human Resources <hr@elegantbeautyonline.com> wrote:
Hi Ms. Kay I will confirm with Mr. Johny and let you know about the date and time. Thanks, Lina

HR
Department

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MIND

Human Resource Department
Elegant Beauty Supplies
Corporate Office
8880 NW 15th Street,
Doral, FL. 33172
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Fax: 305-425-5991
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On Wed, Sep 18, 2019 at 12:07 PM Hurley, Kay <KHurley@wm.com> wrote:

I am able to meet in pembroke park but not in Doral. Please let me know what day is good for you in pembroke park. Thank you

Sent from my Sprint Samsung Galaxy S7.

-------- Original message --------

From: Human Resources <hr@elegantbeautyonline.com>

Date: 9/18/19 11:07 AM (GMT-05:00)

To: jlouis@townofpembrokepark.com, "Hurley, Kay" <KHurley@wm.com>

Subject: [EXTERNAL] Meeting with Mr. Johny and Lina of Elegant Beauty Supplies

HI Jeffrey, I am confirming a time of 11 am on 9/25/2019. We will discuss and make a settlement of payment to resolve the issues in concern with the Hallandale location.

We are happy to meet at our location in Doral, listed below.

Please let me know. Thanks,

Lina

HR

Department

CULTIVATE
AN
ELEGANT
MIND

Human Resource Department

Elegant Beauty Supplies

Corporate Office

8880 NW 15th Street,

Doral, FL. 33172

Phone: 305.463.7888 ext. 306

Fax: 305-425-5991

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This email has been checked for viruses by Avast antivirus software.
www.avast.com

jeffrey louis

From: Chris Murphy <CMurphy@harrisoncontracting.com>
Sent: Friday, October 18, 2019 4:44 PM
To: Lucie Manzerolle; jeffrey louis
Cc: Michael J. Miller; Miguel A. Nunez
Subject: RE: Site Location: 3000 W Hallandale Bch Blvd, Pembroke Park 33009
Attachments: 3000 W Hallendale Blvd Proposed soffit repair.pdf

Hello Team Pembroke Park!!
I spoke with Jeffrey today and he asked that I submit the following for review. Hope you all have a great weekend, I look forward to hearing from you.

Attachment 1: - Presentation of our idea to address the Elegant Beauty section of the building and the wind damaged metal panels. Our concept is to remove the existing metal strips that are still left on the building. Then patch and paint that wall to match the 2nd attachment attached : Color scheme. Attachment 2 is the color rendering from a ¾ angle so you can better see what we are working on.

Michael,
If at all possible, please review the attached color rendering and let me know if that works for you. This is what the customer wants

Miguel,
If possible, please let me know if the attached repair would be sufficient for us to proceed with this location.

We would really like to complete the project in the next couple of weeks if at all possible so any help or direction in expediting this would be greatly appreciated.

We are doing our best for our customer (Advance Auto) to address the condition of this building and improve the overall appearance of the building. From what I understand, Jeffrey has been working with the Elegant Beauty Tennant to resolve the issues with the container and dumpster.

Chris Murphy

Director - National Accounts
Harrison Contracting Company

770.949.5776 Office
888.456.4011 Toll Free
678.852.1666 Mobile

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Top 20 Painting Contractor (2014-2018)

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RELIABLE EXPERIENCED DILIGENT

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CURRENT CONDITIONS - 9479

PROPOSED SOLUTION

jeffrey louis

From: Chris Murphy <CMurphy@harrisoncontracting.com>
Sent: Thursday, December 05, 2019 12:17 PM
To: Teressa Malcolm; Lucie Manzerolle
Cc: Miguel A. Nunez; jeffrey louis; Joseline Ramirez
Subject: RE: 3000 HALLANDALE BEACH BLVD, PEMBROKE PARK
Attachments: 20191205101658.pdf; REPAIR DRAWINGS.pdf

Hello team,
I was able to get everything signed, the originals are inbound to us via fedex, but the attached have all signatures. There is one attachment with Administrative docs and one with Drawings. Please advise if there is anything else I need to send in or a process I should follow. Once we know this is headed in the right direction, I will get the originals all put together for our local rep to bring into the office when the permit is approved, if that works. If I need to follow a different process, let me know please.

Thanks

Chris Murphy

Director - National Accounts
Harrison Contracting Company

770.949.5776 Office
888.456.4011 Toll Free
678.852.1666 Mobile

www.harrisoncontracting.com

From: Teressa Malcolm <tmalcolm@townofpembrokepark.com>
Sent: Monday, November 25, 2019 10:24 AM
To: Chris Murphy <CMurphy@harrisoncontracting.com>; Lucie Manzerolle <lmanzerolle@townofpembrokepark.com>
Cc: Miguel A. Nunez <mnunez@townofpembrokepark.com>; jeffrey louis <jlouis@townofpembrokepark.com>; Joseline Ramirez <jramirez@townofpembrokepark.com>
Subject: RE: 3000 HALLANDALE BEACH BLVD, PEMBROKE PARK

Sorry,

Chris, to help expedite we will accept emailed copies of the permit application & Prior of the release of this permit we will need the originals.

Hope this clarifies,

Teressa Malcolm
Building Clerk/ Permit Technician
Building Department

Town of Pembroke Park
3150 S.W. 52 Ave
Pembroke Park, FL 33023

(954)966-4600 Ext. 211
Fax (954)966-5310
tmalcolm@townofpembrokepark.com

Our Mission Statement:
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Our Customer Portal: permits@townofpembrokepark.com

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From: Teressa Malcolm
Sent: Monday, November 25, 2019 10:06 AM
To: 'Chris Murphy'; Lucie Manzerolle
Cc: Miguel A. Nunez; jeffrey louis; Joseline Ramirez
Subject: RE: 3000 HALLANDALE BEACH BLVD, PEMBROKE PARK

Chris, to help expedite we will accept emailed copies of the permit application & prior of the release of the permit.

Please advise,
Teressa Malcolm
Building Clerk/ Permit Technician
Building Department

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3150 S.W. 52 Ave
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From: Chris Murphy [mailto:CMurphy@harrisoncontracting.com]
Sent: Monday, November 25, 2019 9:05 AM
To: Lucie Manzerolle
Cc: Teressa Malcolm; Miguel A. Nunez; jeffrey louis; Joseline Ramirez
Subject: Re: 3000 HALLANDALE BEACH BLVD, PEMBROKE PARK

Hello all. I'm hitting a little confusion again. I got two different statements today regarding the documents . Please clarify if I can submit the application via email with signatures of owners and all plan docs. Then bring in originals at time of issuance ?

Sent from my iPhone

Chris Murphy

Director - National Accounts
Harrison Contracting Company

770.949.5776 Office
888.456.4011 Toll Free
678.852.1666 Mobile

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Top 20 Painting Contractor (2014-2018)

On Nov 25, 2019, at 7:56 AM, Lucie Manzerolle <lmanzerolle@townofpembrokepark.com> wrote:

Mr. Murphy,
Please submit all original documents and (2) set of plan signed and sealed

Best Regards,

Lucie Manzerolle
Administrative Assistant to the Building Official
Building Department

<image001.png>

Town of Pembroke Park
3150 S.W. 52 Ave
Pembroke Park, FL 33023

(954)966-4600 Ext. 227
Fax (954)966-5310
lmanzerolle@townofpembrokepark.com

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Our Customer Portal; permits@townofpembrokepark.com

<image002.png>

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<image003.jpg>
Consider the Environment before printing.

From: Chris Murphy [mailto:CMurphy@harrisoncontracting.com]
Sent: Monday, November 25, 2019 7:50 AM
To: Teressa Malcolm; Regina Poole; Marieli Bonilla

Cc: Miguel A. Nunez; Lucie Manzerolle; jeffrey louis; Joseline Ramirez
Subject: RE: 3000 HALLANDALE BEACH BLVD, PEMBROKE PARK

Thanks team,
I will get that information put together. Would I submit that permit application with digital copies to this email thread, then have my on site bring the originals when they come to pickup the actual permit after approval? Sorry for the 20 questions, I just want to get it right this time.

Chris Murphy

Director - National Accounts
Harrison Contracting Company

770.949.5776 Office
888.456.4011 Toll Free
678.852.1666 Mobile

www.harrisoncontracting.com

Top 20 Painting Contractor (2014-2018)

From: Teressa Malcolm <tmalcolm@townofpembrokepark.com>
Sent: Monday, November 25, 2019 7:46 AM
To: Chris Murphy <CMurphy@harrisoncontracting.com>; Regina Poole <RPoole@harrisoncontracting.com>; Marieli Bonilla <MBonilla@harrisoncontracting.com>
Cc: Miguel A. Nunez <mnunez@townofpembrokepark.com>; Lucie Manzerolle <lmanzerolle@townofpembrokepark.com>; jeffrey louis <jlouis@townofpembrokepark.com>; Joseline Ramirez <jramirez@townofpembrokepark.com>
Subject: RE: 3000 HALLANDALE BEACH BLVD, PEMBROKE PARK

Understood.

Chris, yes you may submit digital(emailed) copies of the permit application and have the original submitted prior of the permit being issued.

Regarding the drawings, please submit (2) as I am not the Plan Reviewer to tell you if it will be accepted nor approved.

Please advise,

Teressa Malcolm
Building Clerk/ Permit Technician
Building Department

<image001.png>

Town of Pembroke Park
3150 S.W. 52 Ave
Pembroke Park, FL 33023

(954)966-4600 Ext. 211
Fax (954)966-5310

tmalcolm@townofpembrokepark.com

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<image002.png>

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<image003.jpg>
Consider the Environment before printing.

From: Chris Murphy [mailto:CMurphy@harrisoncontracting.com]
Sent: Friday, November 22, 2019 6:13 PM
To: Teressa Malcolm; Regina Poole
Cc: Miguel A. Nunez; Lucie Manzerolle; jeffrey louis; Joseline Ramirez
Subject: RE: 3000 HALLANDALE BEACH BLVD, PEMBROKE PARK

Thank you for your assistance with this. The permit application paperwork has been sent to the owner. Their authorized signor is out on vacation until Dec 2. To expedite the process, will you accept fax or digital copies of the permit application and signatures of all parties? I can get the originals, it will just add to the delay. I was asking today regarding the drawings I submitted to ensure that I didn't create a further delay by having improper paperwork submitted. I am not a permit expert and was simply looking for guidance to resolve this matter and make the building look better as quickly as possible. I accept the responsibility for the fees and will pay accordingly. It was an honest mistake, but I understand the rules are there for a reason.

Have a good weekend everyone and a Happy Thanksgiving if we don't speak before then.

-Chris

Chris Murphy

Director - National Accounts
Harrison Contracting Company

770.949.5776 Office
888.456.4011 Toll Free
678.852.1666 Mobile

www.harrisoncontracting.com

Top 20 Painting Contractor (2014-2018)

From: Teressa Malcolm <tmalcolm@townofpembrokepark.com>
Sent: Friday, November 22, 2019 4:07 PM
To: Regina Poole <RPoole@harrisoncontracting.com>; Chris Murphy

<CMurphy@harrisoncontracting.com>
Cc: Miguel A. Nunez <mnunez@townofpembrokepark.com>; Lucie Manzerolle <lmanzerolle@townofpembrokepark.com>; jeffrey louis <jlouis@townofpembrokepark.com>; Joseline Ramirez <jramirez@townofpembrokepark.com>
Subject: RE: 3000 HALLANDALE BEACH BLVD, PEMBROKE PARK

Chris:

Good afternoon,

Clarification:

Lucie responded to an email from Code Enforcement dated **Tue 10/8/2019 3:29 PM** confirming that a Structural permit was required prior of you starting the work.

Therefore, you are in violation and the permit will be doubled feed upon receiving and processed.

Yes, Harrison Contracting Company is registered with our Building Department and will not need to re-register since the information is still valid under such license on file.

Regarding the attached documents, please submit the permit application signed by the owner of the property as well as the contractor(qualifier), including the job value with scope of work, (2) sets of plans original signed& sealed (if required) showing full details attachments, etc. with the contract for such work.

Once submitted will we be able to route the plans to plan review.

Trusting your immediate attention to this matter.

Best Regards,
Teressa Malcolm
Building Clerk/ Permit Technician
Building Department

<image001.png>

Town of Pembroke Park
3150 S.W. 52 Ave
Pembroke Park, FL 33023

(954)966-4600 Ext. 211
Fax (954)966-5310
tmalcolm@townofpembrokepark.com

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<image002.png>

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From: jeffrey louis
Sent: Friday, November 22, 2019 3:56 PM
To: Lucie Manzerolle; Teressa Malcolm; Miguel A. Nunez
Subject: FW: 3000 HALLANDALE BEACH BLVD, PEMBROKE PARK

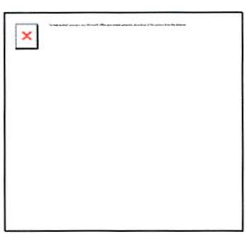
Please see email below,

Thank you,

Jeffrey Louis
Department of Code Enforcement
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023
(954) 966-4600 ext. 213
jlouis@townofpembrokepark.com

From: Chris Murphy [mailto:CMurphy@harrisoncontracting.com]
Sent: Friday, November 22, 2019 2:45 PM
To: Chris Murphy <CMurphy@harrisoncontracting.com>
Cc: lanzerolle@townofpembrokepark.com; jeffrey louis <jlouis@townofpembrokepark.com>
Subject: RE: 3000 HALLANDALE BEACH BLVD, PEMBROKE PARK

Team,
I wanted to apologize for the work being performed at this location without a permit. I understood the email below to indicate that as longs as the panels matched existing that we were ok to proceed with repairs. I know the standard apps and forms will be required for actual permit, but since this repair project is valued under 5k I was hoping to get your opinion on if the attached drawings would be considered for approval. Please advise is possible.



Chris Murphy

Director - National Accounts
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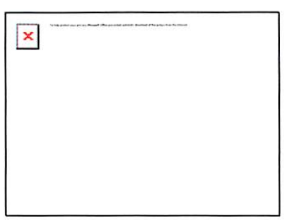


Top 20 Painting Contractor (2014-2018)

From: Michael J. Miller <mmiller@michaelmillerplanning.com>
Sent: Friday, November 1, 2019 2:18 PM
To: Regina Poole <RPoole@harrisoncontracting.com>; Chris Murphy <CMurphy@harrisoncontracting.com>
Cc: lanzerolle@townofpembrokepark.com; jlouis@townofpembrokepark.com; jlouis@townofpembrokepark.com; Miguel A. Nunez <mnunez@townofpembrokepark.com>
Subject: RE: 3000 HALLANDALE BEACH BLVD, PEMBROKE PARK

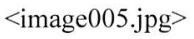
Ms. Poole:

Attached please find the approved Town of Pembroke Park Exterior Bldg. Paint Color Application. The colors are acceptable and meet the Town's Official Color Palette. Please ensure the red stripe is applied around the entire building evenly.

FYI – I drove by yesterday – the damaged roof screening panel on the SW 30 Ave. building facade was replaced (no permit) with a material (stucco) that is much different that the rest of the building (vertical aluminum panels). It must match the existing.

Michael J. Miller, AICP
Town of Pembroke Park
Consultant Town Planner
November 1, 2019

From: Regina Poole <RPoole@harrisoncontracting.com>
Sent: Wednesday, October 30, 2019 1:25 PM
To: Michael J. Miller <mmiller@michaelmillerplanning.com>; Chris Murphy <CMurphy@harrisoncontracting.com>
Cc: lanzerolle@townofpembrokepark.com; jlouis@townofpembrokepark.com; jlouis@townofpembrokepark.com
Subject: 3000 HALLANDALE BEACH BLVD, PEMBROKE PARK

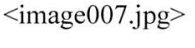


REGINA POOLE
Project Assistant
Harrison Contracting Co., Inc.

770.949.5776 (w)
404.925.3017 (c)
770.920.5926 (f)
rpoole@harrisoncontracting.com

www.harrisoncontracting.com

"Large enough to handle the volume... Small enough to handle the details"



2017 Top 600 Specialty Contractor

Regina Poole

Project Manager
Harrison Contracting Company

770.949.5776 Office
888.456.4011 Toll Free
404.925.3017 Mobile

www.harrisoncontracting.com

Top 20 Painting Contractor (2014-2018)

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02.26.2020 01:24

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKESHORE MOBILE HOME PARK LLC/Deborah Lisa Vaughn	135 Steven Street Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street

Legal Description

Case Status Open **Case #** 4635 **Date Next Inspection** 7/20/2022

Notes Drainage from backyard onto Town Right of Way. Owner needs to remove piping under fence. Multiple mobile home alterations; addition, windows, doors. Owner will need building permit for alterations. Property must be maintenance, remove all trash/debris from property.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/3/2019		Notice of Violation	Hand
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
7/9/2020		Affidavit of Non-Compliance	Hand
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/28/2021	4/13/2021	Final Order	Certified Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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.	7/9/2020
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$21,300.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

	Total Fines	$21,400.00

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$21,400.00

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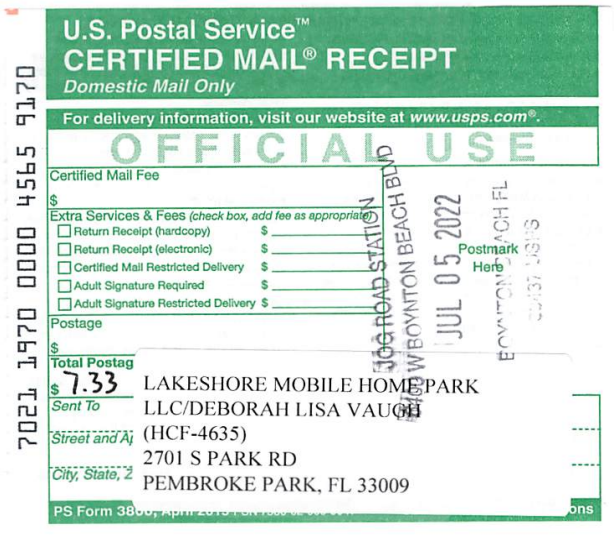
City, State, ZIP+4

DEBORAH LISA VAUGH
(HCF-4635)
135 STEVENE STREET
PEMBROKE PARK, FL 33009

PS Form 3800,

Postmark Here
JUL 05 2022
BOYNTON BEACH FL

7021 1970 0000 4565 9187



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LLC/DEBORAH LISA VAUGH
(HCF-4635)
2701 S PARK RD
PEMBROKE PARK, FL 33009

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Total Postage and Fees
$
Sent To
Street and Apt. No.
City, State, ZIP+4

LAKESHORE MOBILE HOME PARK LLC
(HCF-4635)
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

PS Form 3800

Postmark Here
JUL 05 2022

7021 1970 0000 4565 9194

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

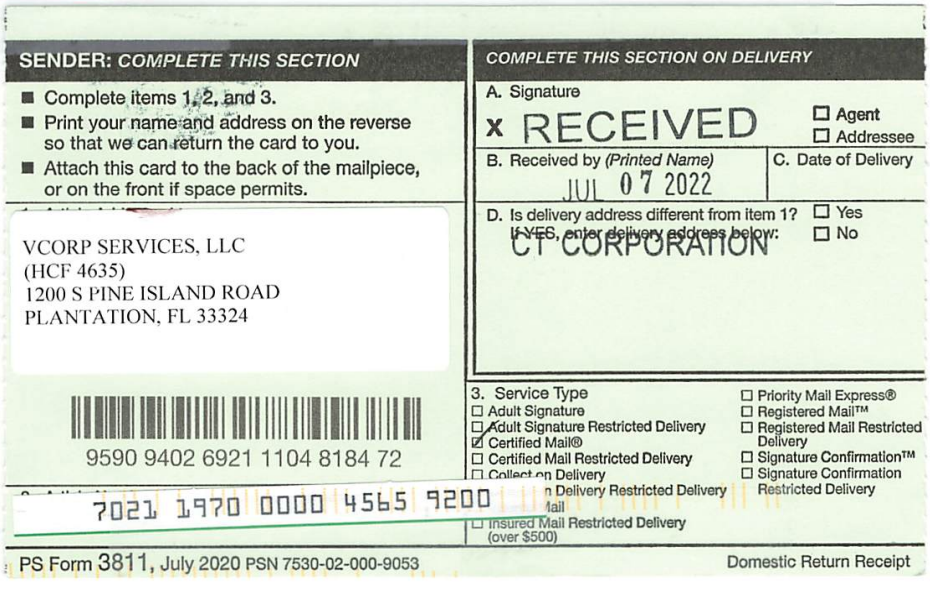
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To
Street and Apt. No.
City, State, ZIP+4

VCORP SERVICES, LLC
(HCF 4635)
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

PS Form 3800, April 2015 PSN 7530-02-000-9047

Postmark Here
JUL 05 2022

7021 1970 0000 4565 9200



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.

VCORP SERVICES, LLC
(HCF 4635)
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 6921 1104 8184 72

7021 1970 0000 4565 9200

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x RECEIVED
☐ Agent
☐ Addressee

B. Received by (Printed Name)
JUL 07 2022
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
CT CORPORATION

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Delivery Restricted Delivery
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ 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:

DEBORAH LISA VAUGHN
CURRENT TENANT/RESIDENT
135 STEVEN STREET
PEMBROKE PARK, FL 33009

NOH 4635

9590 9402 2481 6306 5317 08

2. Article Number *(Transfer from service label)*

7019 2280 0002 0486 2140

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
0)
☐ 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:

LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

NOH 4635

9590 9402 2483 6306 0078 98

2. Article Number *(Transfer from service label)*

7019 2280 0002 0486 2133

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Y.CRT9C19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 3-13-21

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
Mail Restricted Delivery
0)
☐ 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

7021 0350 0001 0297 6245

U.S. Postal Service™
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For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postmark Here

AR 01 2021

Postage
$ 6.96

Total Postage and F
$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

Deborah Lisa Vaughn
FO # 4635
135 Steven Street
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:

Lakeshore Mobile Home Park
2701 S. Park Road
Pembroke Park, FL 33009

9590 9402 4839 9032 6965 57

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 5459

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Hardd ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* N.F

C. Date of Delivery 3/5

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ 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:

Deborah Lisa Vaughn
135 Steven Street
Pembroke Park, FL 33009

N.O.H #4635

9590 9402 4839 9032 6962 50

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 5329

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* N.F

C. Date of Delivery 3/9

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ 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:

Deborah Lisa Vaughn
FO # 4635
135 Steven Street
Pembroke Park, FL 33009

9590 9402 6610 1028 7092 35

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 6245

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

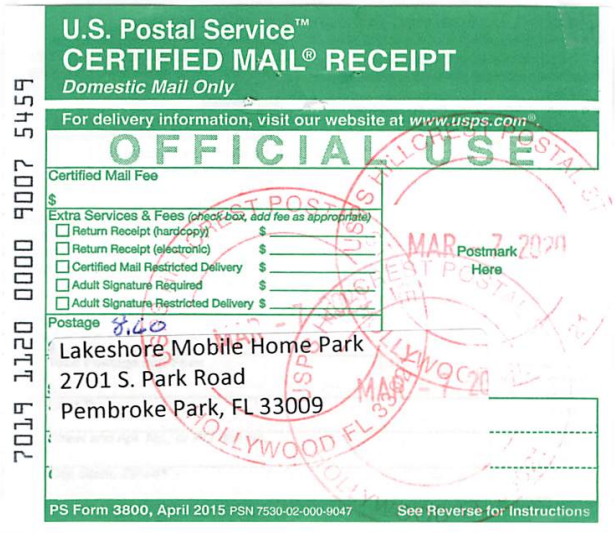
B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

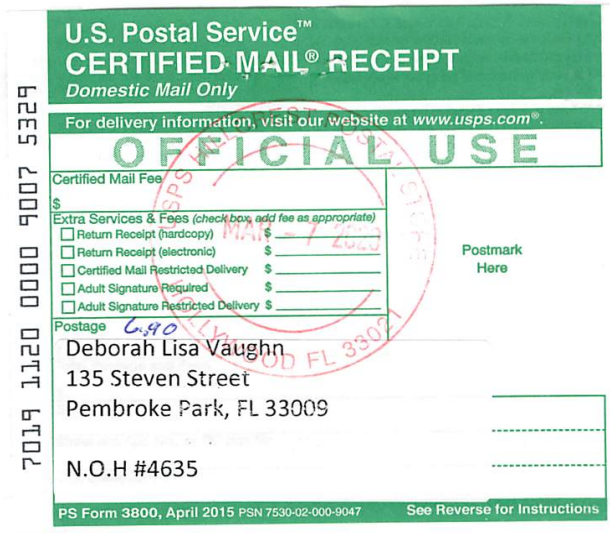
3. Service Type

- ☐ 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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 8.60
Postmark Here
MAR 7 2020
Lakeshore Mobile Home Park
2701 S. Park Road
Pembroke Park, FL 33009
7019 1120 0000 9007 5459
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 6.90
Postmark Here
Deborah Lisa Vaughn
135 Steven Street
Pembroke Park, FL 33009
N.O.H #4635
7019 1120 0000 9007 5329
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 8.60
Postmark Here
JUL - 2 2020
Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793,
4795, 4796, 4771/HET 4634, 4773
7019 1120 0000 9007 5572
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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CERTIFIED MAIL® RECEIPT
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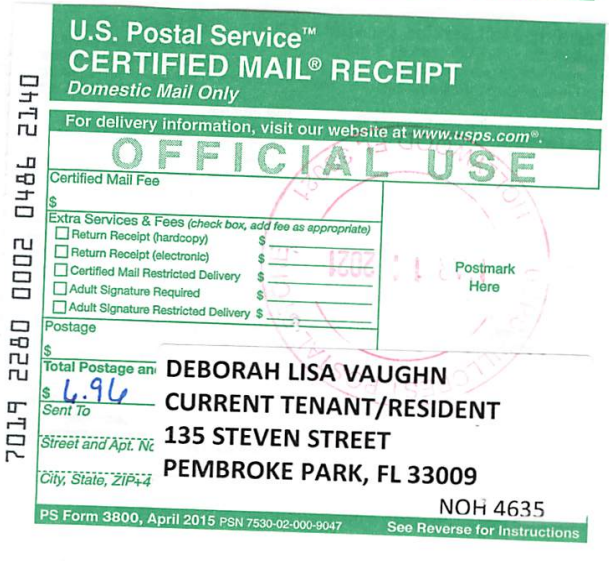
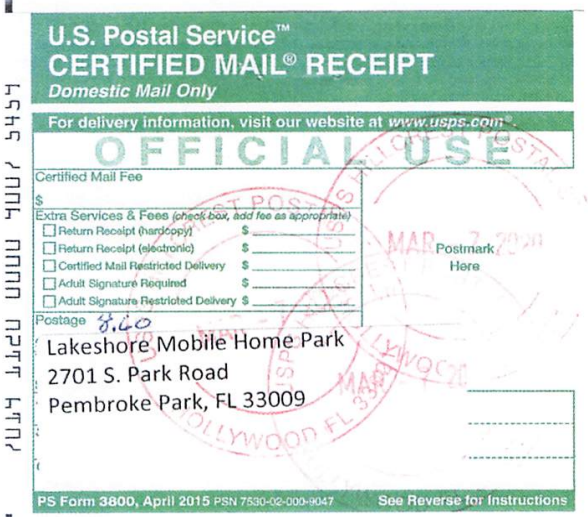
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and $ 6.96
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009
NOH 4635
7019 2280 0002 0486 2133
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
JUL - 2 2020
Postmark Here
DEBORAH LISA VAUGHN
135 STEVEN STREET
PEMBROKE PARK, FL 33009
NOH #4635
7019 2280 0002 0486 1778
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an $ 6.96
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
DEBORAH LISA VAUGHN
CURRENT TENANT/RESIDENT
135 STEVEN STREET
PEMBROKE PARK, FL 33009
NOH 4635
7019 2280 0002 0486 2140
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

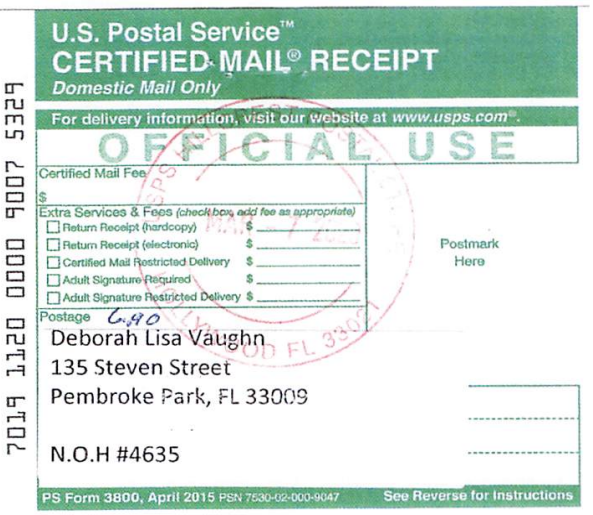
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 8.60

Postmark Here

Lakeshore Mobile Home Park
2701 S. Park Road
Pembroke Park, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 5329



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 6.90

Postmark Here

Deborah Lisa Vaughn
135 Steven Street
Pembroke Park, FL 33009

N.O.H #4635

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 5459

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

Postmark Here

DEBORAH LISA VAUGHN
135 STEVEN STREET
PEMBROKE PARK, FL 33009

NOH #4635

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 4778

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 8.60

Postmark Here
JUL - 2 2020

Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793
4795, 4796, 4771/HET 4634, 4773

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 5572

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:

Deborah Lisa Vaughn
135 Steven Street
Pembroke Park, FL 33009

N.O.H #4635

9590 9402 4839 9032 6962 50

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 5329

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* N.F

C. Date of Delivery 3/9

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
Mail Restricted Delivery
00)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ 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:

Lakeshore Mobile Home Park
2701 S. Park Road
Pembroke Park, FL 33009

9590 9402 4839 9032 6965 57

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 5459

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Harold

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* N.F

C. Date of Delivery 3/9

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
Mail Restricted Delivery
00)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28-03

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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$2,765,790	$217,900	$2,983,690	$2,628,390	
2021	$2,499,060	$217,900	$2,716,960	$2,389,450	$53,500.56
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,983,690	$2,983,690	$2,983,690	$2,983,690
Portability	0	0	0	0
Assessed/SOH	$2,628,390	$2,983,690	$2,628,390	$2,628,390
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	$2,628,390	$2,983,690	$2,628,390	$2,628,390

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
$7.75	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

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

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
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

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
2020	01/23/2020
2021	01/11/2021
2022	01/25/2022

Document Images

01/25/2022 -- ANNUAL REPORT	View image in PDF format
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
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
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/DEBORAH LISA VAUGHN CASE NO. 4635

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 135 STEVEN STREET, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 135 STEVEN STREET, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC/DEBORAH LISA VAUGHN AT 12:04 P.M. ON THE 7 DAY OF JULY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

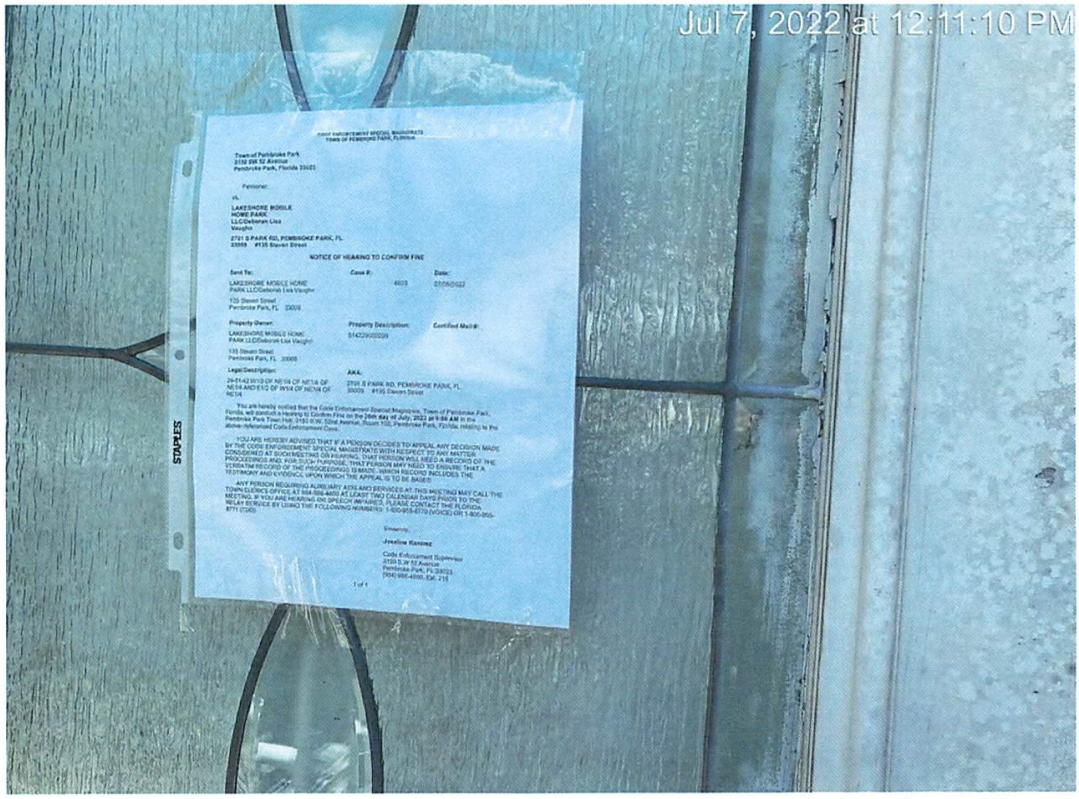
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

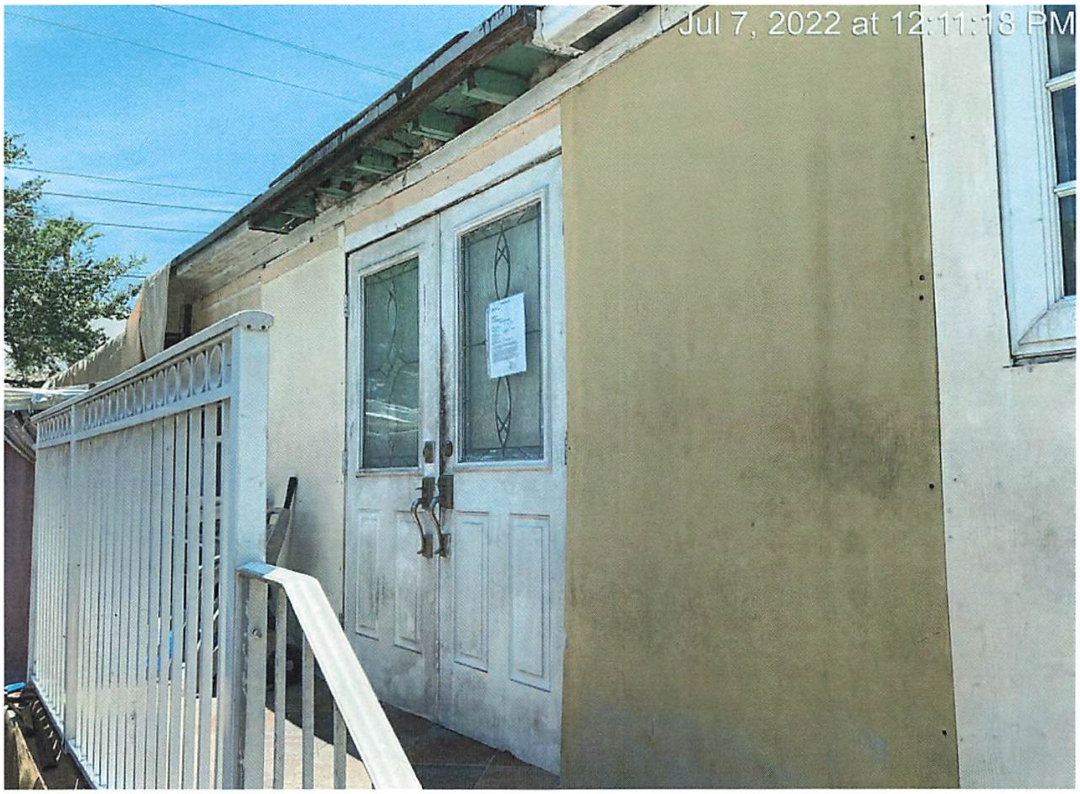
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Jul 7, 2022 at 12:11:29 PM
135


Jul 7, 2022 at 12:11:10 PM
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/Deborah Lisa Vaughn
2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
LAKESHORE MOBILE HOME PARK LLC/Deborah Lisa Vaughn
135 Steven Street
Pembroke Park, FL 33009
Property Owner:
Property Description:
Certified Mail #:
LAKESHORE MOBILE HOME PARK LLC/Deborah Lisa Vaughn
135 Steven Street
Pembroke Park, FL 33009
Legal Description:
AKA:
2701 S PARK RD, PEMBROKE PARK, FL 33023 #135 Steven Street
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to Confirm Fine on the 26th day of July, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 150, 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,
Joveline Kennez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 116
1 of 1
STAPLES


Jul 7, 2022 at 12:11:18 PM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Deborah Lisa Vaughn

2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Deborah Lisa Vaughn 135 Steven Street Pembroke Park, FL 33009	4635	07/05/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
Deborah Lisa Vaughn 135 Steven Street Pembroke Park, FL 33009	514229000030	

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street

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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 4635
vs.	)	
DEBORAH LISA VAUGHN Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 135 STEVEN STREET, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK, 2701 S. PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-103(h). 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; 5-103(h) **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

April 27th, 2021.

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida
Clerk to the Special Magistrate

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4635
DEBORAH LISA VAUGHN
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: DEBORAH LISA VAUGHN TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 135 STEVEN STREET, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED DEBORAH LISA VAUGHN. AT 2:11 A.M. /**P.M**. ON THE 05 DAY OF 04, 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.

Jeffrey Louis
AFFIANT

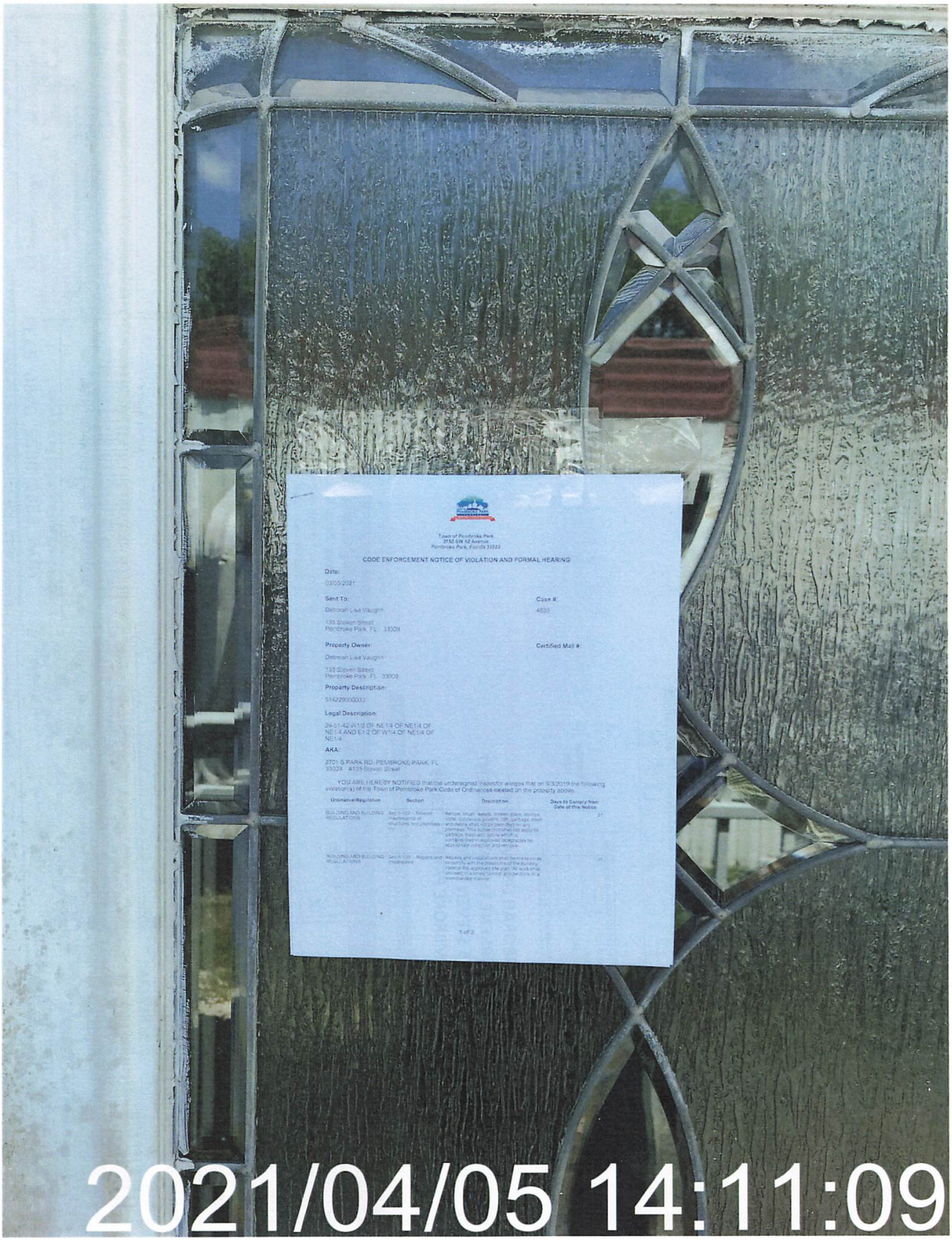
STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary (
(NOTARY SEAL) Name of Notary (Teressa Malcolm

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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:
03/05/2021
Sent To:
Deborah Lisa Vaughn
135 Steven Street
Pembroke Park, FL 33309
Case #:
4835
Property Owner:
Debrorah Lisa Vaughn
135 Steven Street
Pembroke Park, FL 33309
Certified Mail #:
Property Description:
514229000032
Legal Description:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4
AKA:
2701 S PARK RD, PEMBROKE PARK, FL 33009 - a/135 Steven Street
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/3/2019 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 5-102 - Exterior maintenance of structures and premises.
Refuse, brush, weeds, broken glass, stumps, rocks, construction debris, junk, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and refuse which is contained in approved receptacles for regular collection and removal.
21
BUILDING AND BUILDING REGULATIONS
Sec 5-102 - Repairs and maintenance
Repairs and installations shall be made so as to comply with the provisions of the building codes in the approved site plan. All work shall proceed in a timely manner and be done in a workmanlike manner.
21
1 of 2

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 $ 6.96
Sent To DEBORAH LISA VAUGHN
Street and Apt. No. CURRENT TENANT/RESIDENT
City, State, ZIP+4 135 STEVEN STREET
PEMBROKE PARK, FL 33009
NOH 4635
Postmark Here
7019 2280 0002 0486 2140
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:
DEBORAH LISA VAUGHN
CURRENT TENANT/RESIDENT
135 STEVEN STREET
PEMBROKE PARK, FL 33009
NOH 4635
9590 9402 2481 6306 5317 08

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2140

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
☐ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise
☐ Collect on Delivery ☐ Signature Confirmation™
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail ☐ Insured Mail Restricted Delivery (over $500)

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage and $ 6.96
Sent To LAKESHORE MOBILE HOME PARK
Street and Apt. No. 2701 S PARK RD
City, State, ZIP+4 PEMBROKE PARK, FL 33009
NOH 4635
Postmark Here
7019 2280 0002 0486 2133
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:
LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009
NOH 4635
9590 9402 2483 6306 0078 98

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2133

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X [illegible] ☐ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery 3-13-21
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise
☐ Collect on Delivery ☐ Signature Confirmation™
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

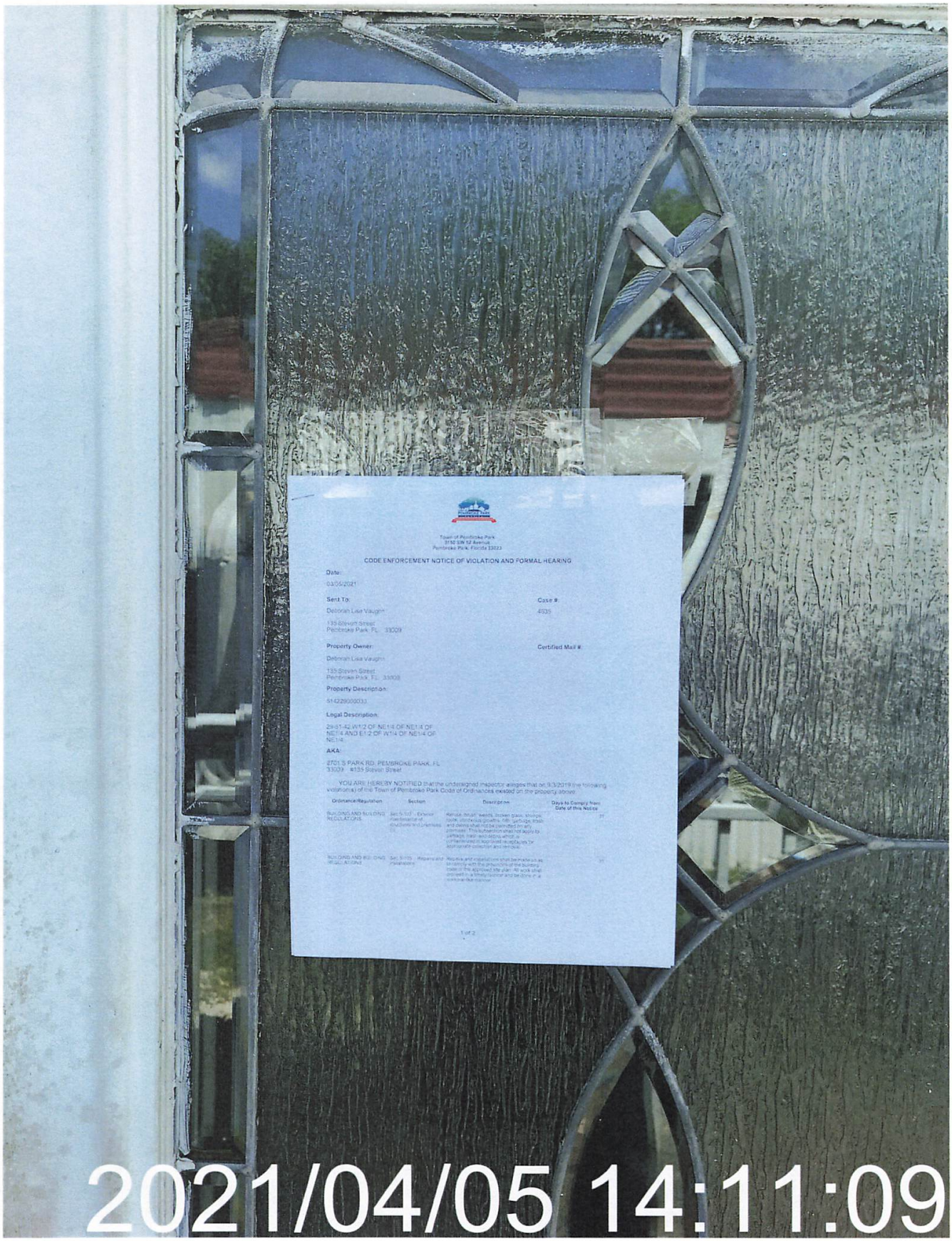
135
2021/04/05 14:11:52

2021/04/05 14:11:41

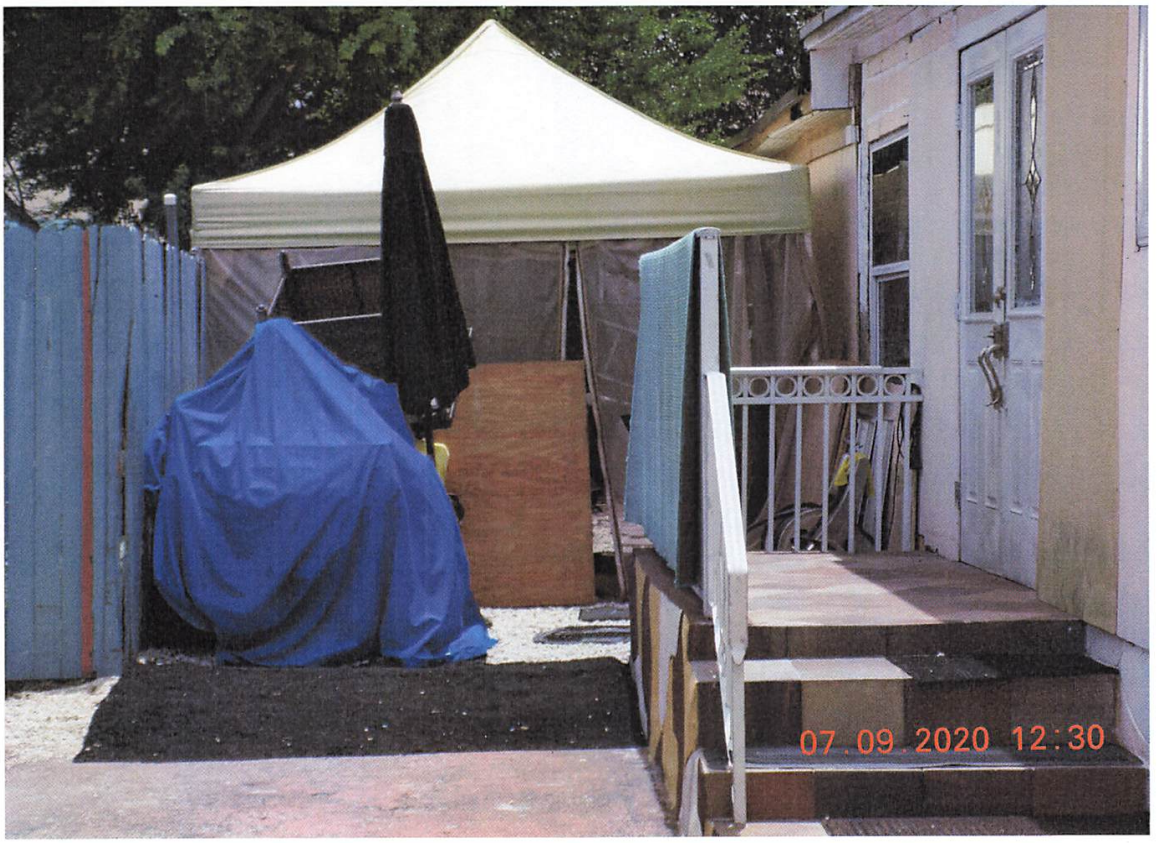
2021/04/05 14:11:32

2021/04/05 14:11:17

135
2021/04/05 14:12:14


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/05/2021
Sent To:
Deborah Lisa Vaughn
135 Steven Street
Pembroke Park, FL 33009
Case #:
4035
Property Owner:
Deborah Lisa Vaughn
135 Steven Street
Pembroke Park, FL 33009
Certified Mail #:
Property Description:
514229000033
Legal Description:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4
AKA:
2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/3/2019 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 5-103 - Exterior maintenance of structures and premises
Remove rubbish, weeds, broken glass, storage, rods, 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 contaminated in approved receptacles for appropriate collection and removal.
BUILDING AND BUILDING REGULATIONS
Sec 5-105 - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely manner and be done in a workmanlike manner.
1 of 2
2021/04/05 14:11:09

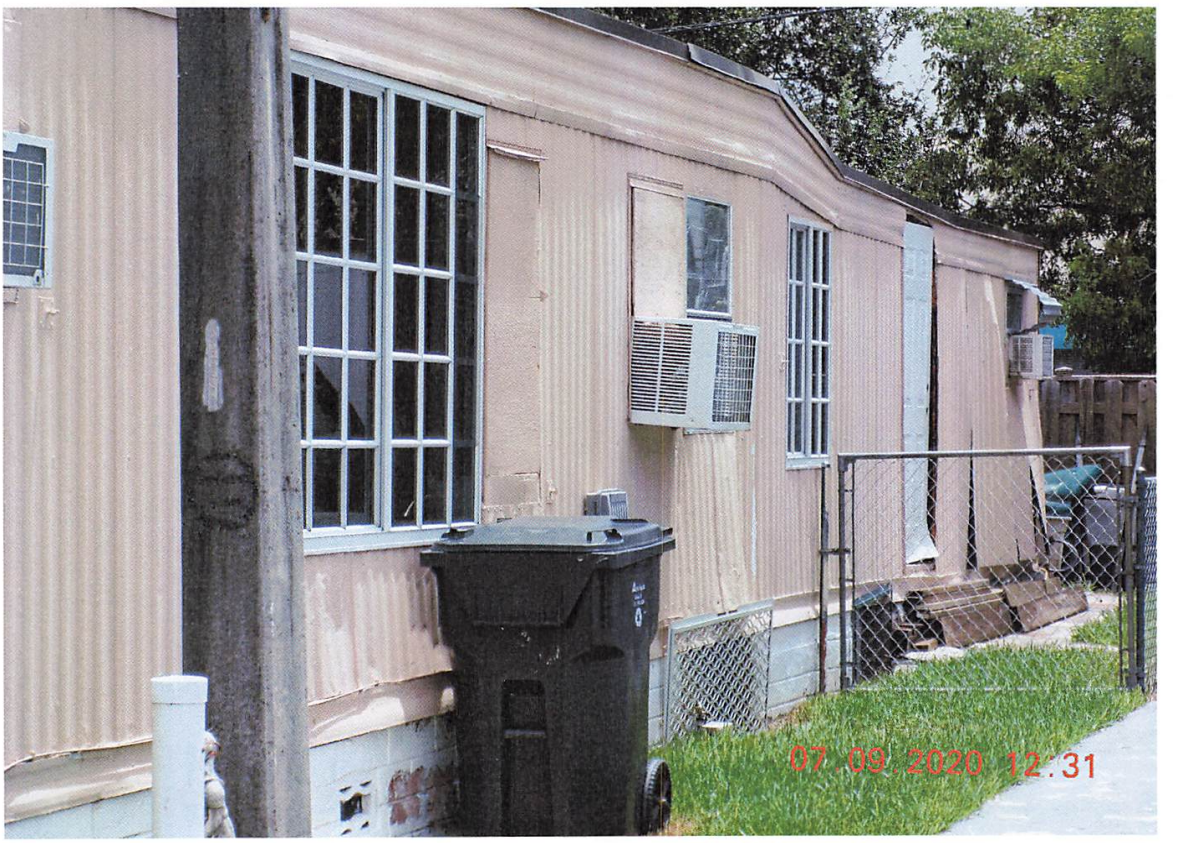
07.09.2020 12:30


07.09.2020 12:30

07.09.2020 12:30

135
07.09.2020 12:31

07.09.2020 12:31


07.09.2020 12:31

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2020

Sent To:

Deborah Lisa Vaughn

135 Steven Street
Pembroke Park, FL 33009

Case #:

4635

Property Owner:

Deborah Lisa Vaughn

135 Steven Street
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/3/2019 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 5-103. - 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.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31

Drainage from backyard onto Town Right of Way. Owner needs to remove piping under fence. Multiple mobile home alterations; addition, windows, doors. Owner will need building permit for alterations. Property must be maintenance, remove all trash/debris from property.

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 16th day of July, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code 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.

Jeffrey Louis

6/30/2020

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
Deborah Lisa Vaughn 135 Steven Street Pembroke Park, FL 33009	4635	6/30/2020 12:00:00 AM

Property Owner:	**Property Description:**
Deborah Lisa Vaughn 135 Steven Street Pembroke Park, FL 33009	514229000030

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street

Mailing Purposes Only

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

March 17, 2020

TO: DEBORAH LISA VAUGHN
135 STEVEN STREET
PEMBROKE PARK, FL 33009

LAKESHORE MOBILE HOME PARK
2701 S. PARK ROAD
PEMBROKE PARK, FL 33009

RE: TOWN OF PEMBROKE PARK v.
DEBORAH LISA VAUGHN
CASE NO. 4635

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:

THURSDAY, APRIL 16, 2020 AT 6:30 P.M.

If you have any questions, please contact our office at 954-966-4600, ext. 235.

Respectfully,

MARLEN MARTELL
Code Enforcement Board Clerk

MM/jl

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2020

Sent To:

Deborah Lisa Vaughn

135 Steven Street
Pembroke Park, FL 33009

Case #:

4635

Property Owner:

Deborah Lisa Vaughn

135 Steven Street
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/3/2019 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 5-103. - 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.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31

Drainage from backyard onto Town Right of Way. Owner needs to remove piping under fence. Multiple mobile home alterations; addition, windows, doors. Owner will need building permit for alterations. Property must be maintenance, remove all trash/debris from property.

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 19th day of March, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code 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.

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Jeffrey Louis

3/5/2020

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
Deborah Lisa Vaughn 135 Steven Street Pembroke Park, FL 33009	4635	3/5/2020 12:00:00 AM

Property Owner:	Property Description:
Deborah Lisa Vaughn 135 Steven Street Pembroke Park, FL 33009	514229000030

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street

Mailing Purposes Only

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Deborah Lisa Vaughn 135 Steven Street Pembroke Park, FL 33009	4635	09/03/2019

Property Owner:	Property Description:	Certified Mail #:
Deborah Lisa Vaughn 135 Steven Street Pembroke Park, FL 33009	514229000030	

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/3/2019 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 5-103. - 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.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31

Notes/Means of Correction:

Drainage from backyard onto Town Right of Way. Owner needs to remove piping under fence. Multiple mobile home alterations; addition, windows, doors. Owner will need building permit for alterations. Property must be maintenance, remove all trash/debris from property.

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.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
Deborah Lisa Vaughn 135 Steven Street Pembroke Park, FL 33009	4635	9/3/2019 12:00:00 AM

Property Owner:	**Property Description:**
Deborah Lisa Vaughn 135 Steven Street Pembroke Park, FL 33009	514229000030

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street

Mailing Purposes Only

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME _____ DATE 9/3 2019

SITE ADDRESS 135 Steven Street

PERMIT # _____ SUB/PARK LakeShore MHP

- ☐ STOP ALL WORK
- ☐ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 26-110, 5-105
- ☐ NFPA # 5-103
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS - drainage from backyard onto Town ROW. Need to remove piping under fence.

- ~~After~~ Multiple Mobile Alterations; Addition Window/doors. Will need Building Permit for Alterations
- Maintenance of property - Remove all trash/ debris from property

☒ 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
- ☒ PLUMBING
- ☐ MECHANICAL
- ☒ ELECTRICAL
- ☒ CODE ENF.
- ☐ SEWER
- ☒ ZONING
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Louis INSPECTOR EXT. # 213

2019/09/04 11:11:02

135
09.04.2019 11:47

09.04.2019 11:47

09.04.2019 11:49

09.04.2019 11:34

09.04.2019 11:35

09.04.2019 11:34

09.04.2019 11:34

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. DEBORAH LISA VAUGHN Respondent(s)	Case No.: 4635

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: 135 STEVEN STREET, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK, 2701 S. PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-103(h). 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; 5-103(h) **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

APRIL 27th, 2021.

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida
Clerk to the Special Magistrate

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT	590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

Legal Description

Case Status Open **Case #** 5039 **Date Next Inspection** 7/20/2022

Notes STOP ALL WORK!
New Construction of Exterior of apartment and interior renovations of apartment. Property owner will need to obtain a Building Permit(s) for all construction.

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/2/2020		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	
7/5/2022	7/20/2022	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: 7/20/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$19,550.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$19,650.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$19,650.00**

7021 0350 0000 2802 3689

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Sent To
HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
(HCF-5039)

Street and Apt.
3215 SW 52 AVE #90

City, State, ZIP
PEMBROKE PARK, FL 33023

Postmark Here
JUL 05 2022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 3764

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

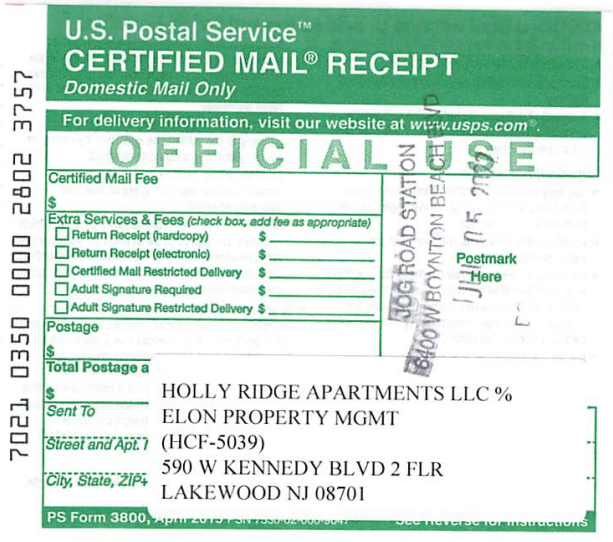
Sent To
CORPORATION SERVICE COMPANY
(HCF-5039)

Street and Apt.
1201 HAYS STREET

City, State, ZIP
TALLAHASSEE, FL 32301-2525

Postmark Here
JUL 05

PS Form 3800, April 2015



7021 0350 0000 2802 3757

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Sent To
HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
(HCF-5039)

Street and Apt.
590 W KENNEDY BLVD 2 FLR

City, State, ZIP
LAKEWOOD NJ 08701

Postmark Here

PS Form 3800,

7019 2280 0002 0486 2508

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.71

Total Postage and
$ 7.96

Sent To
$7.18

Street and Apt. No.,

City, State, ZIP+4®

HOLLY RIDGE APARTMENTS %
ELON PROPERTY MGMT
FO# 5039
590 KENNEDY BLVD 2ND FLR
LAKEWOOD, NJ 08701

PS Form 3800, April

WEST HOLLYWOOD HILLS
Postmark Here
MAY 25 2021

7019 2280 0002 0486 2492

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.71

Total Postage and
$ 7.96

Sent To
7.18

Street and Apt. No

City, State, ZIP+4

HOLLY RIDGE APARTMENTS %
ELON PROPERTY MGMT
FO# 5039
3215 SW 52ND AVE
PEMBROKE PARK, FL 33023

PS Form 3800, April

WEST HOLLYWOOD HILLS
Postmark Here
MAY 25 2021

7021 0350 0001 0297 5279

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
$6.96

Sent To
CORPORATION SERVICE COMPANY
NOH # 5039, #5409

Street and A
1201 HAYS STREET

City, State, Z
TALLAHASSEE, FL 32301-2525

HIGH CREST POSTAL STORE
MAY 5 - 2021
Postmark Here
LEESBURG FLORIDA 33021

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:
CORPORATION SERVICE COMPANY
NOH # 5039, #5409
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 6610 1028 7088 63

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5279

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Ronnie Long
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
(over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
HOLLY RIDGE APARTMENTS %
ELON PROPERTY MGMT
FO# 5039
590 KENNEDY BLVD 2ND FLR
LAKEWOOD, NJ 08701

9590 9402 6610 1028 7086 89

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2508

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C-51
☐ Agent
☐ Addressee

B. Received by (Printed Name) COVID19
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

LAKEWOOD NJ JUN 1 2021 USPS 08701

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLLY RIDGE APARTMENTS %
ELON PROPERTY MGMT
FO# 5039
3215 SW 52ND AVE
PEMBROKE PARK, FL 33023

9590 9402 6610 1028 7086 41

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2492

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x AT Route 27 ☐ Agent ☑ Addressee

B. Received by (Printed Name) Covid 19 C. Date of Delivery 5/28/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLLY RIDGE APARMENTS LLC
C/O ELON PROPERTY MGMT
NOH #5039
3215 SW 52 AVE
PEMBROKE PARK, FL 33023

9590 9402 6610 1028 7088 56

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5286

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Michelle Francis C. Date of Delivery 05/07/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED MAY 10 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)

Domestic Return Receipt

7021 0350 0001 0297 5293

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
$6.96
Total Postage and
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

HILLCREST POSTAL STORE FLORIDA MAY 5 - 2021

Postmark Here

HOLLY RIDGE APARMENTS LLC
C/O ELON PROPERTY MGMT
NOH #5039
590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 5286

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 $ MAY 5 - 2021
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$6.96
Sent To
Street and Apt. N
City, State, ZIP+

HILLCREST POSTAL STORE FLORIDA MAY 5 - 2021

Postmark Here

HOLLY RIDGE APARMENTS LLC
C/O ELON PROPERTY MGMT
NOH #5039
3215 SW 52 AVE
PEMBROKE PARK, FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/02/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To: **Case #:**

HOLLY RIDGE APARTMENTS LLC 5039
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/02/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT
3215 SW 52 AVENUE
PEMBROKE PARK, FL 33023
NOV 5039

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT CASE NO. 5039

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT AT 12:22 P.M. ON THE 7 DAY OF JULY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

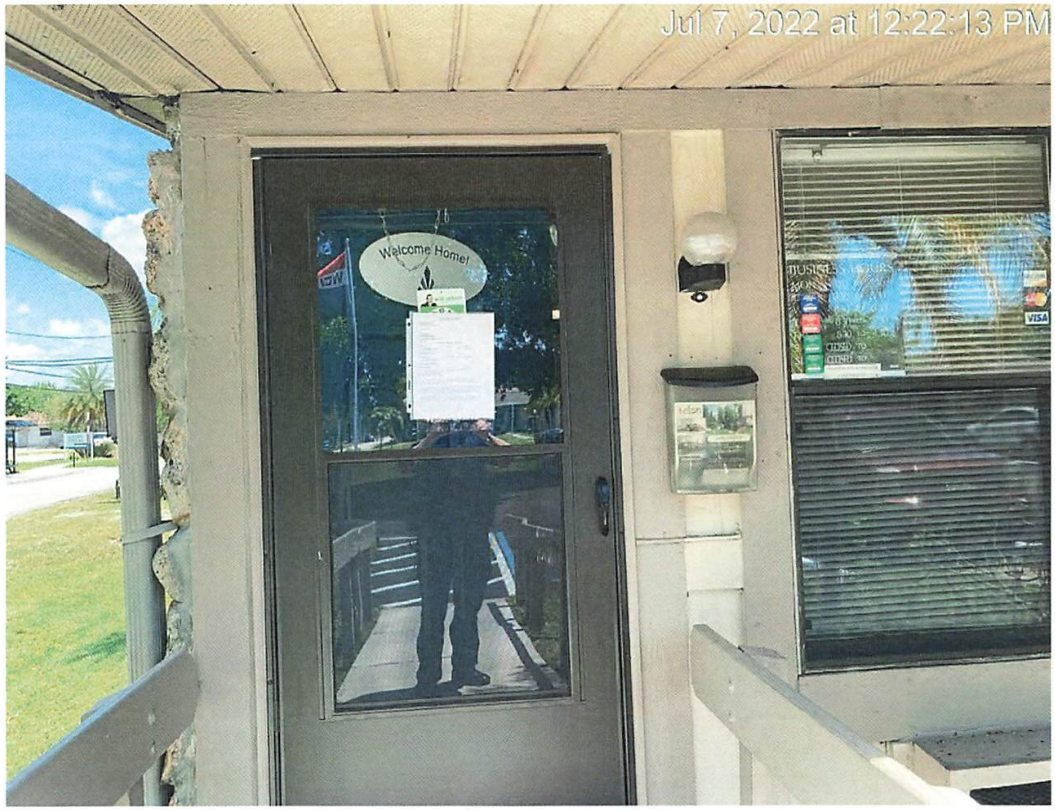
Erik Richwagen
AFFIANT

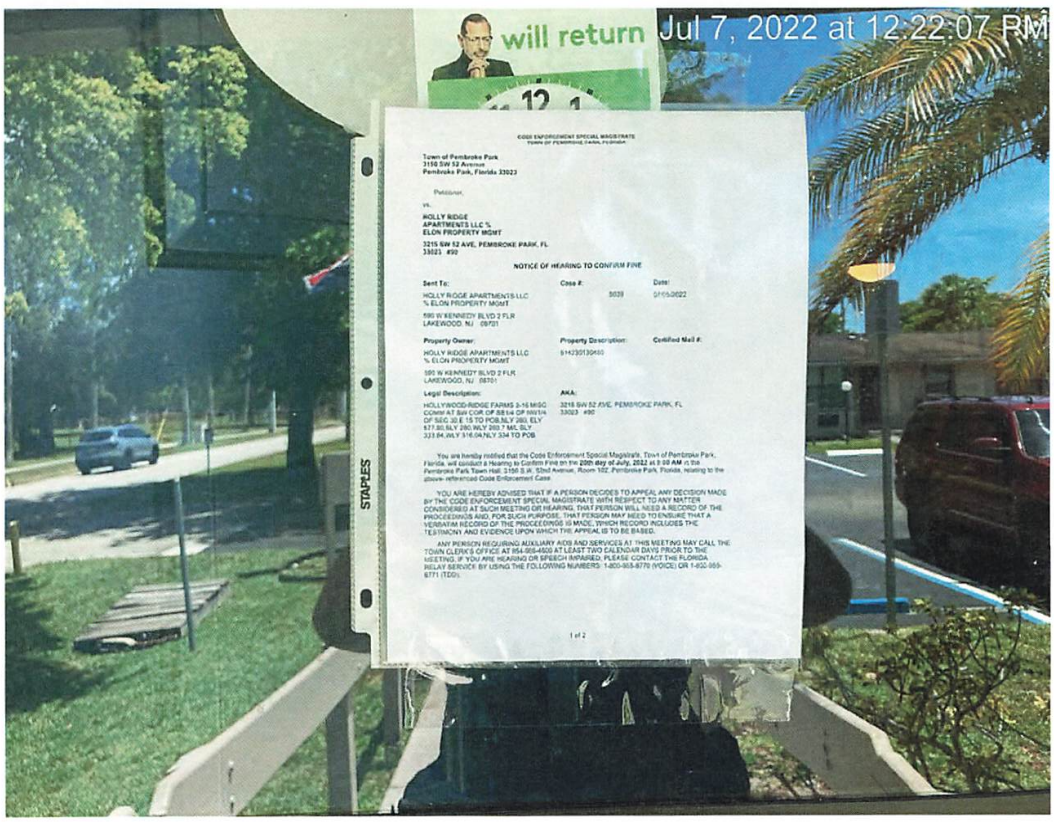
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Jul 7, 2022 at 12:22:13 PM
Welcome Home!


will return
Jul 7, 2022 at 12:22:07 PM
CODE ENFORCEMENT SPECIAL MAGISTRATE
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
HOLLY RIDGE
APARTMENTS LLC %
ELON PROPERTY MGMT
3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #90
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT
590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701
5039
07/05/2022
Property Owner:
Property Description:
Certified Mail #:
HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT
590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701
514230130480
Legal Description:
AKA:
HOLLYWOOD-RIDGE FARMS 2-16 MISC
COMM AT SW COR OF SE1/4 OF NW1/4
OF SEC 30 E 15 TO POB,NLY 260, ELY
577.80,SLY 260,WLY 269.7 MIL SLY
323.84,WLY 316.04,NLY 334 TO POB
3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #90
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, 2022 at 9:00 AM at 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).
1 of 2
STAPLES

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

HOLLY RIDGE
APARTMENTS LLC %
ELON PROPERTY MGMT

3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #90

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	5039	07/05/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	514230130460	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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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 SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	Case No.: 5039
vs.	
HOLLY RIDGE APARTMENTS 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: 3215 SW 52 Ave, Pembroke Park, Fl 33023

PROPERTY OWNER: Holly Ridge Apartments % Elon Property Mgmt, 590 W Kennedy Blvd 2 Flr, Lakewood, NJ 08701

FOLIO NO.: 514230130460

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 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. 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.

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 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,**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, 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

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5039
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3215 SW 52 AVE #90, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
AT 2:00 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

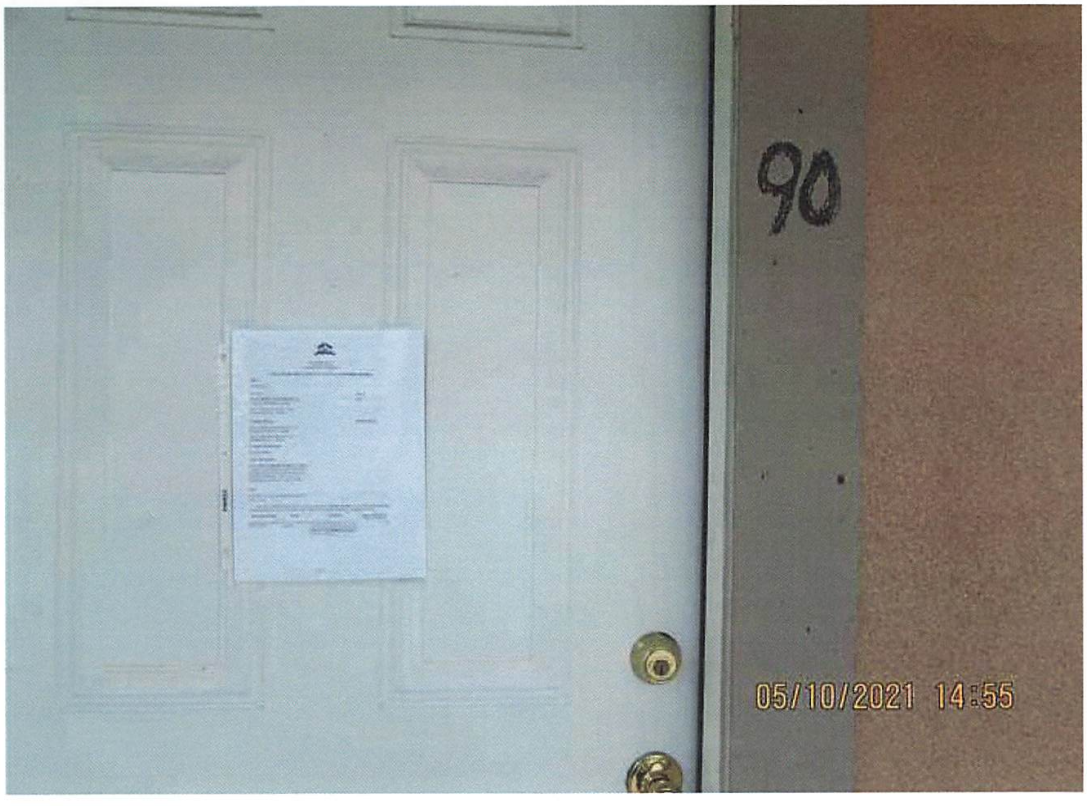
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of May, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

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


90
05/10/2021 14:55

05/10/2021 14:55

05/10/2021 14:55

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	5039	5/5/2021 12:00:00 AM

Property Owner:	Property Description:
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	514230130460

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

Mailing Purposes Only

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/05/2021

Sent To:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Case #:

5039

Property Owner:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Certified Mail #:

Property Description:

514230130460

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
COMM AT SW COR OF SE1/4 OF NW1/4
OF SEC 30,E 15 TO POB,NLY 280, ELY
577.80,SLY 280,WLY 260.7 M/L SLY
333.84,WLY 316.04,NLY 334 TO POB

AKA:

3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #90

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/2/2020 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

STOP ALL WORK!
New Construction of Exterior of apartment and interior renovations of apartment. Property owner will need to obtain a Building Permit(s) for all construction.

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 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.

Jeffrey Louis

Code Enforcement Officer

5/5/2021

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
HOLLY RIDGE APARTMENTS, LLC

Filing Information

Document Number	L13000110054
FEI/EIN Number	59-2628408
Date Filed	08/02/2013
Effective Date	02/11/1985
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/30/2013
Event Effective Date	NONE

Principal Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Mailing Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MGR

INTERSTATE REALTY HOLDINGS III, LLC
333 EARLE OVINGTON BLVD., SUITE 900
UNIONDALE, NY 11553

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	06/05/2020
2021	02/03/2021

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3215 SW 52 AVENUE, PEMBROKE PARK FL 33023
Property Owner	HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
Mailing Address	590 W KENNEDY BLVD 2 FLR LAKEWOOD NJ 08701

ID #	5142 30 13 0460
Millage	0613
Use	03

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 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*	$534,980	$6,096,940	$6,631,920	$6,630,360	
2020	$534,980	$5,492,620	$6,027,600	$6,027,600	$130,086.45
2019	$534,980	$5,492,620	$6,027,600	$6,027,600	$131,606.61

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,631,920	$6,631,920	$6,631,920	$6,631,920
Portability	0	0	0	0
Assessed/SOH	$6,630,360	$6,631,920	$6,630,360	$6,630,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$6,630,360	$6,631,920	$6,630,360	$6,630,360

Sales History

Date	Type	Price	Book/Page or CIN
2/1/1985	WD	$273,000	
12/1/1970	WD	$55,000	

Land Calculations

Price	Factor	Type
$2.00	267,492	SF
Adj. Bldg. S.F. (Card, Sketch)		58332
Units		98
Eff./Act. Year Built: 1988/1987		

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

Sent To:	Case #:	Date:
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	5039	04/02/2020

Property Owner:	Property Description:	Certified Mail #:
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	514230130460	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/2/2020 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:

STOP ALL WORK!
New Construction of Exterior of apartment and interior renovations of apartment. Property owner will need to obtain a Building Permit(s) for all construction.

Double permit fee has been assessed to violation

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jeffrey Louis

HOLLY RIDGE
PARTMENTS
04.02.2020 04:11

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	5039	4/2/2020 12:00:00 AM

Property Owner:	Property Description:
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	514230130460

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #90

Mailing Purposes Only

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	Case No.: 5039
vs.	
HOLLY RIDGE APARTMENTS 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: 3215 SW 52 Ave, Pembroke Park, Fl 33023

PROPERTY OWNER: Holly Ridge Apartments % Elon Property Mgmt, 590 W Kennedy Blvd 2 Flr, Lakewood, NJ 08701

FOLIO NO.: 514230130460

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 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. 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.

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 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, **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.

Case 5039

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
MS INVEST US LLC	7515 WESTOVER *MONTREAL QC, CA H4W 3K7	5100 SW 41 ST, PEMBROKE PARK, FL 33023 108

Legal Description

Case Status Open **Case #** 5619 **Date Next Inspection** 7/20/2022

Notes

1. Kitchen renovation done without permits. Obtain permit with plans and inspections for all kitchen work including Structural, Electrical, & Plumbing work.
2. Bathroom renovation done without permits. Obtain permit with plans and inspections.
3. Areas of Drywall were replaced without permits. Obtain permit with plans and inspections.
4. Water heater was replaced prior of obtaining a permit. Obtain permit with plans and inspections.
5. New A/c was installed prior of obtaining a permit. Obtain permit with plans and inspections.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/18/2021		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/24/2021	6/16/2021	Final Order	
8/30/2021	9/15/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
9/17/2021	9/15/2021	Amended Final Order	Certified Mail
7/5/2022	7/20/2022	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: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2022
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: 7/20/2022

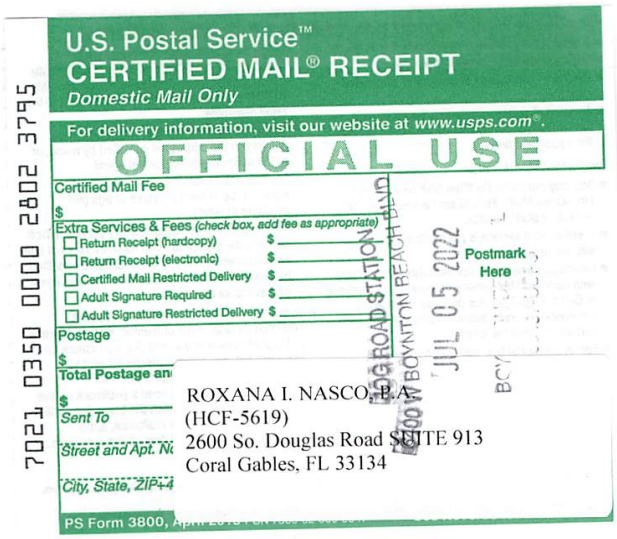
Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$16,600.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$16,800.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$16,800.00**



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$

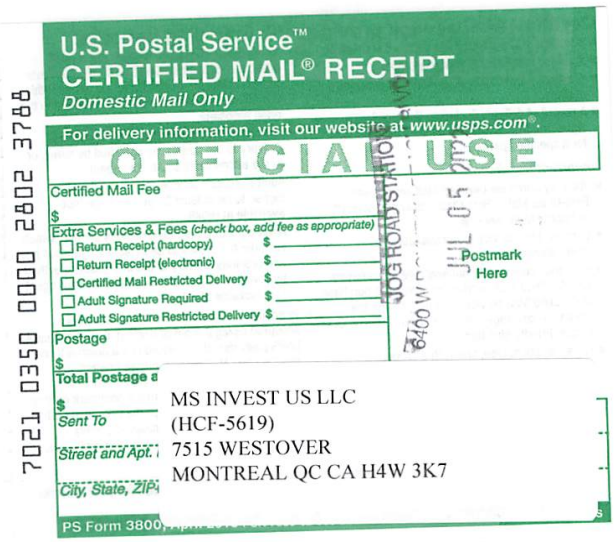
Sent To
Street and Apt. N
City, State, ZIP+4

ROXANA I. NASCO, P.A.
(HCF-5619)
2600 So. Douglas Road SUITE 913
Coral Gables, FL 33134

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
Postmark Here

PS Form 3800,

7021 0350 0000 2802 3795



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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 a
$

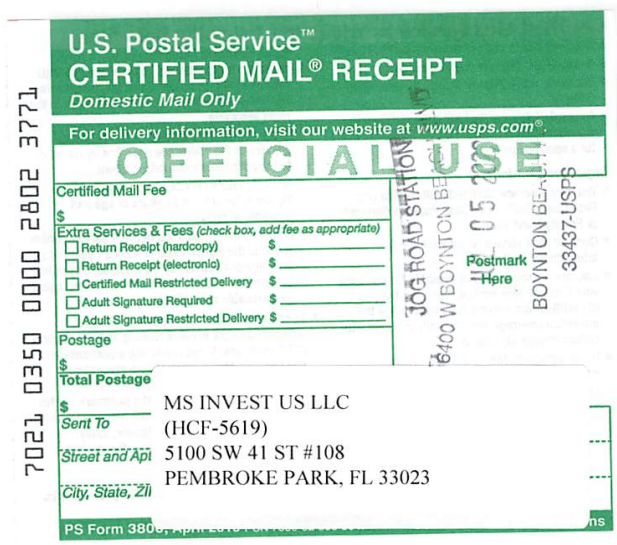
Sent To
Street and Apt.
City, State, ZIP

MS INVEST US LLC
(HCF-5619)
7515 WESTOVER
MONTREAL QC CA H4W 3K7

JOG ROAD STATION
6400 W
JUL 05
Postmark Here

PS Form 3800,

7021 0350 0000 2802 3788



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Sent To
Street and Api
City, State, ZI

MS INVEST US LLC
(HCF-5619)
5100 SW 41 ST #108
PEMBROKE PARK, FL 33023

JOG ROAD STATION
6400 W BOYNTON BE
05 202
Postmark Here
BOYNTON BEACH FL
33437-USPS

PS Form 3800,

7021 0350 0000 2802 3771

Registered No. RE239660835US

Date Stamp

To Be Completed By Post Office

Postage $ $1.20

Extra Services & Fees: ☐ Registered Mail $16.30 ☑ Return Receipt (hardcopy) $ $0.00 ☐ Return Receipt (electronic) $ $0.00 ☐ Restricted Delivery $ $0.00

Extra Services & Fees (continued): ☐ Signature Confirmation $ ☐ Signature Confirmation Restricted Delivery $

Total Postage & Fees $ 21.50

Customer Must Declare Full Value $0.00

Received by 05/26/2021

Domestic Insurance up to $50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM: CODE DEPT
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

TO: MS INVEST US LLC
7515 WESTOVER
MONTRAL QC CA H4W 3K7
NOH # 5619

PS Form 3800, Registered Mail Receipt — Copy 1 - Customer

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OFFICIAL USE

7021 0350 0001 0297 9116

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage $ 7.33

Total Postage $

Sent To: MS INVEST US LLC
Street and: 5100 SW 41 ST # 108
City, Sta: PEMBROKE PARK, FL 33023
HET # 5619

Postmark Here

AUG 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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7021 0350 0001 0297 7693

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage $7.33

Total Postage $

Sent To: MS INVEST US LLC
Street and: 5100 SW 41 ST # 108
City, Sta: PEMBROKE PARK, FL 33023
AFO # 5619

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

7021 0350 0001 0297 7709

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage $7.33

Total Postage $

Sent To: P.A. ROXANA NASCO
Street and: 2600 DOUGLAS ROAD SUITE 913
City, Sta: CORAL GABLES, FL 33134
AFO # 5619

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

---

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

P.A. ROXANA NASCO
2600 DOUGLAS ROAD SUITE 913
CORAL GABLES, FL 33134
AFO # 5619

9590 9402 6610 1028 6959 96

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7709

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) O. Gonzalez

C. Date of Delivery 9/20/21

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:

P.A. ROXANA NASCO
2600 DOUGLAS ROAD SUITE 913
CORAL GABLES, FL 33134
HET # 5619

9590 9402 6610 1028 6998 88

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 9123

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery addres 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

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:

ROXANA NASCO, P.A.
2600 SO DOUGLAS ROAD SUITE 913
CORAL GABLES, FL 33134
NOH # 5619

9590 9402 6610 1028 7091 98

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 1617

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROXANA NASCO, P.A.
2600 SO DOUGLAS ROAD SUITE 913
CORAL GABLES, FL 33134
NOH # 5619

9590 9402 6610 1028 6955 21

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 0198

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

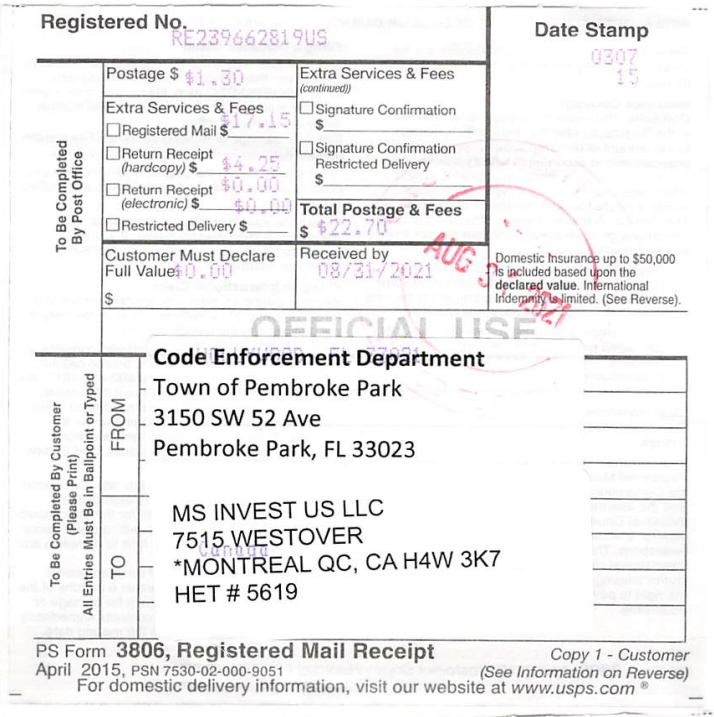
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X CH-19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* ALS2 C. Date of Delivery 6/1/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery



Registered No. RE239662819US

Date Stamp 0307 15

To Be Completed By Post Office

Postage $ $1.30
Extra Services & Fees $17.15
☐ Registered Mail $
☐ Return Receipt (hardcopy) $ $4.25
☐ Return Receipt (electronic) $ $0.00
☐ Restricted Delivery $
Extra Services & Fees (continued)
☐ Signature Confirmation $
☐ Signature Confirmation Restricted Delivery $
Total Postage & Fees $ $22.70

Customer Must Declare Full Value $0.00
Received by 08/31/2021

Domestic Insurance up to $50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM
Code Enforcement Department
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

TO
MS INVEST US LLC
7515 WESTOVER
*MONTREAL QC, CA H4W 3K7
HET # 5619

PS Form 3806, Registered Mail Receipt
April 2015, PSN 7530-02-000-9051
Copy 1 - Customer
(See Information on Reverse)
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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 a $7.18
Sent To CURRENT TENANT
Street and Apt. 1 5100 SW 41 ST #108
City, State, ZIP+ PEMBROKE PARK, FL 33023
NOH # 5619

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0181

Registered No. RE239662986US

Date Stamp SEP 17 2021

To Be Completed By Post Office

Postage $
Extra Services & Fees $17.15
☐ Registered Mail $
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Restricted Delivery $ $0.00
Extra Services & Fees (continued)
☐ Signature Confirmation $
☐ Signature Confirmation Restricted Delivery $
Total Postage & Fees $ 22.70

Customer Must Declare Full Value $0.00
Received by DB 09/17/2021

Domestic Insurance up to $50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

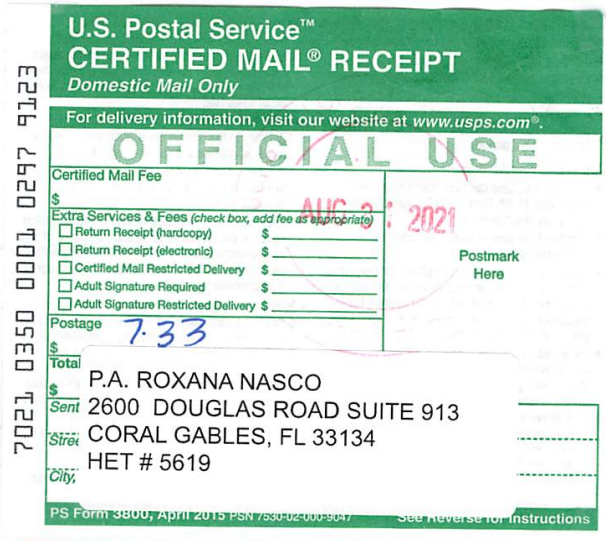
OFFICIAL USE #AFO

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM
Code Enforcement + 1 5619
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park FL 33023

TO
MS Invest US LLC
7515 Westover
*Montreal QC CA H4W
3K7

PS Form 3806, Registered Mail Receipt
April 2015, PSN 7530-02-000-9051
Copy 1 - Customer
(See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com®



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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $7.33
Total $
Sent P.A. ROXANA NASCO
Stree 2600 DOUGLAS ROAD SUITE 913
City, CORAL GABLES, FL 33134
HET # 5619

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9123

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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 an $6.98
Sent To MS INVEST US LLC
Street and Apt. No 5100 SW 41 ST #108
City, State, ZIP+4 PEMBROKE PARK, FL 33023
FO #5619

Postmark Here JUN 17 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7136

Registered No. RF169395985US

Date Stamp 0308 04 MAY 29 2021 WEST HOLLYWOOD HILLS

Postage $ $1.20

Extra Services & Fees (continued)
- Signature Confirmation $
- Signature Confirmation Restricted Delivery $

Extra Services & Fees
- Registered Mail $ $16.30
- Return Receipt (hardcopy) $ $4.25
- Return Receipt (electronic) $ $0.00
- Restricted Delivery $ $0.00

Total Postage & Fees $ $21.75

Customer Must Declare Full Value $0.00

Received by 05/29/2021

Domestic Insurance up to $50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

To Be Completed By Post Office

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM
HOLLYWOOD, FL 33021
TOWN OF PEMBROKE PARK
3150 SW 52 AVE
PEMBROKE PARK FL 33023

TO
MS INVEST US LLC
7515 WESTOVER
MONTRAL QC CA H4W 3K7
Canada
NOH # 5619

PS Form 3806, Registered Mail Receipt
April 2015, PSN 7530-02-000-9051
Copy 1 - Customer
(See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com®

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $ 0.71

Total Postage $ 7.18

Sent To CURRENT TENANT

Street and Ap 5100 SW 41 ST #108

City, State, Zi PEMBROKE PARK, FL 33023
NOH # 5619

WEST HOLLYWOOD HILLS MAY 26 2021 HOLLYWOOD FL 33023

Postmark Here

7019 2280 0002 0486 1600

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Registered No. RE239661022US

Date Stamp 0308 04 JUN 17 2021 WEST HOLLYWOOD HILLS

Postage $ $1.20

Extra Services & Fees (continued)
- Signature Confirmation $
- Signature Confirmation Restricted Delivery $

Extra Services & Fees
- Registered Mail $ $16.30
- Return Receipt (hardcopy) $ $4.25
- Return Receipt (electronic) $ $0.00
- Restricted Delivery $ $0.00

Total Postage & Fees $ 21.75

Customer Must Declare Full Value $0.00

Received by 06/17/2021

Domestic Insurance up to $50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

RE 239 661 022 US

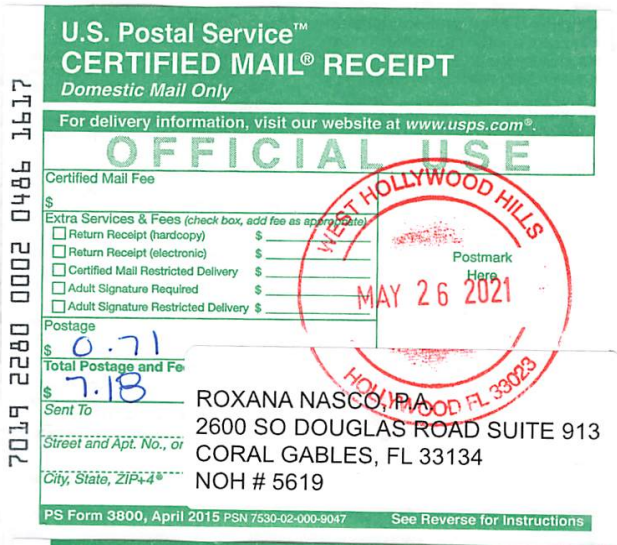
To Be Completed By Post Office

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM
HOLLYWOOD, FL 33021
Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

TO
MS INVEST US LLC
7515 WESTOVER
*MONTREAL, CA
QC CA H4W 3K7
Canada
FO #5619

PS Form 3806, Registered Mail Receipt
April 2015, PSN 7530-02-000-9051
Copy 1 - Customer
(See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com®



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $ 0.71

Total Postage and Fe $ 7.18

Sent To ROXANA NASCO, P.A.

Street and Apt. No., or 2600 SO DOUGLAS ROAD SUITE 913

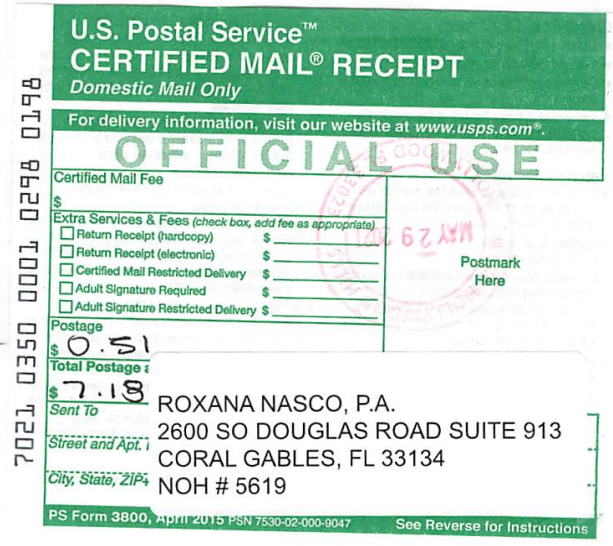
City, State, ZIP+4® CORAL GABLES, FL 33134
NOH # 5619

WEST HOLLYWOOD HILLS MAY 26 2021 HOLLYWOOD FL 33023

Postmark Here

7019 2280 0002 0486 1617

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $ 0.51

Total Postage $ 7.18

Sent To ROXANA NASCO, P.A.

Street and Apt. 2600 SO DOUGLAS ROAD SUITE 913

City, State, ZIP+ CORAL GABLES, FL 33134
NOH # 5619

MAY 29

Postmark Here

7021 0350 0001 0298 0198

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9123

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 $

AUG 2 2021

Postmark Here

Postage 7.33
$

Total
$

Sent
Stre
City,

P.A. ROXANA NASCO
2600 DOUGLAS ROAD SUITE 913
CORAL GABLES, FL 33134
HET # 5619

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9116

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage 7.33
$

Total Pos
$

Sent To MS INVEST US LLC

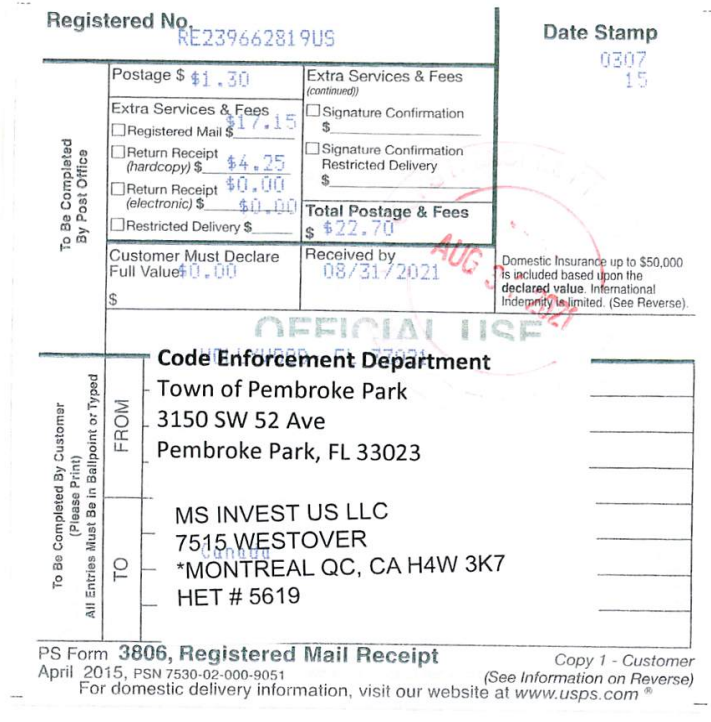
Street ar 5100 SW 41 ST # 108

City, Sta PEMBROKE PARK, FL 33023
HET # 5619

AUG 2021

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 uctions



Registered No. RE239662819US

Date Stamp 0307 15

To Be Completed By Post Office

Postage $ $1.30

Extra Services & Fees
- ☐ Registered Mail $ $17.15
- ☐ Return Receipt (hardcopy) $ $4.25
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Restricted Delivery $

Extra Services & Fees (continued)
- ☐ Signature Confirmation $
- ☐ Signature Confirmation Restricted Delivery $

Total Postage & Fees $ $22.70

Customer Must Declare Full Value $0.00

Received by 08/31/2021

AUG 31 2021

Domestic Insurance up to $50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

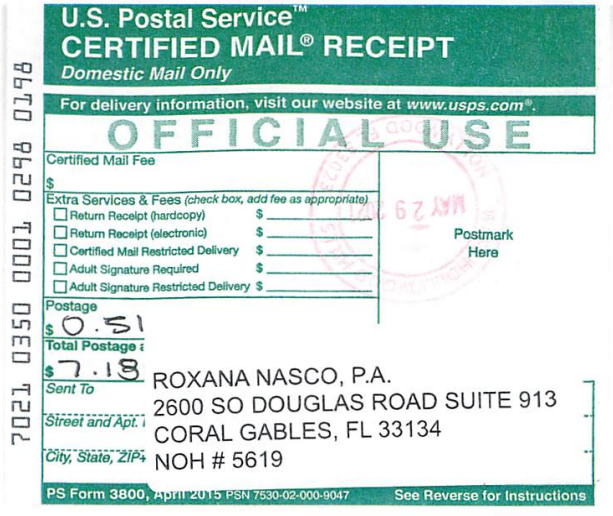
FROM
Code Enforcement Department
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

TO
MS INVEST US LLC
7515 WESTOVER
*MONTREAL QC, CA H4W 3K7
HET # 5619

PS Form 3806, Registered Mail Receipt
April 2015, PSN 7530-02-000-9051

Copy 1 - Customer
(See Information on Reverse)

For domestic delivery information, visit our website at www.usps.com®



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
$ 7.18

Sent To
Street and Apt.
City, State, ZIP+

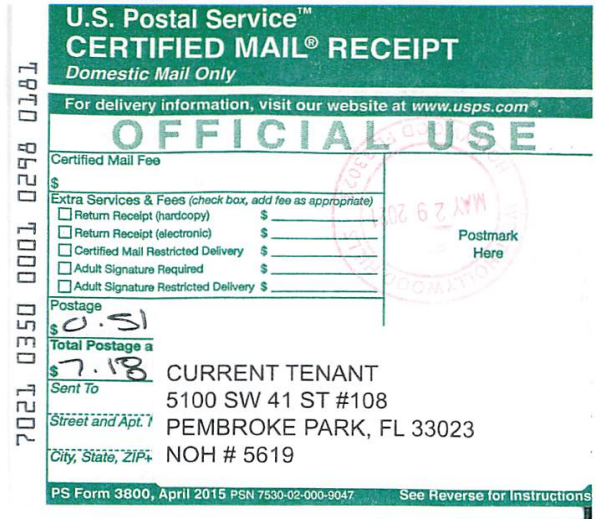
ROXANA NASCO, P.A.
2600 SO DOUGLAS ROAD SUITE 913
CORAL GABLES, FL 33134
NOH # 5619

Postmark Here

MAY 29 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0198



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
$ 7.18

Sent To
Street and Apt.
City, State, ZIP+

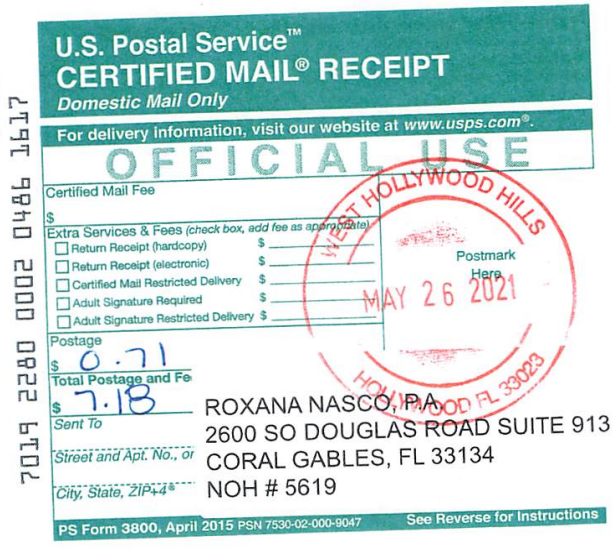
CURRENT TENANT
5100 SW 41 ST #108
PEMBROKE PARK, FL 33023
NOH # 5619

Postmark Here

MAY 29 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0181



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.71

Total Postage and Fe
$ 7.18

Sent To
Street and Apt. No., or
City, State, ZIP+4®

ROXANA NASCO, P.A.
2600 SO DOUGLAS ROAD SUITE 913
CORAL GABLES, FL 33134
NOH # 5619

Postmark Here

WEST HOLLYWOOD HILLS
MAY 26 2021
HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 1617

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.71

Total Postag
$ 7.18

Sent To
Street and Ap
City, State, Zi

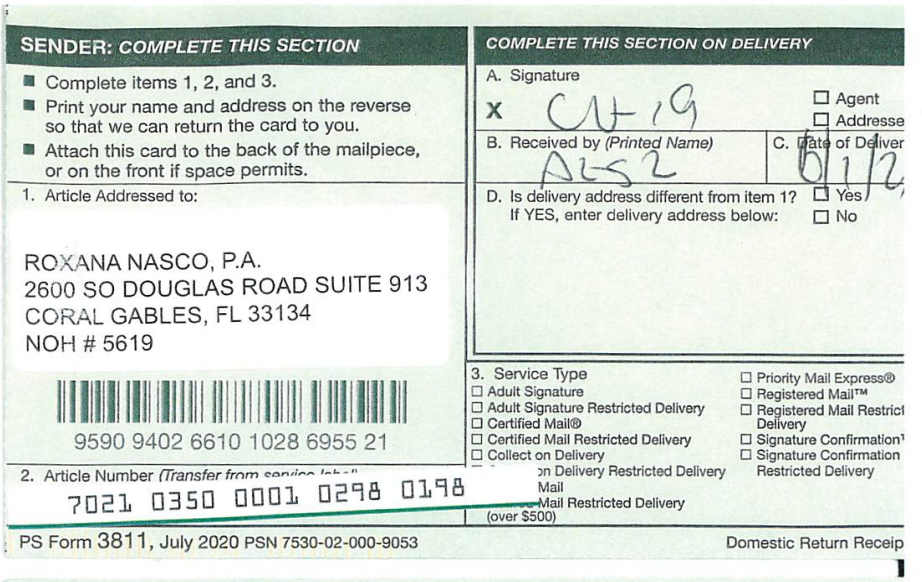
CURRENT TENANT
5100 SW 41 ST #108
PEMBROKE PARK, FL 33023
NOH # 5619

Postmark Here

WEST HOLLYWOOD HILLS
MAY 26 2021
HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

7019 2280 0002 0486 1600



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:

ROXANA NASCO, P.A.
2600 SO DOUGLAS ROAD SUITE 913
CORAL GABLES, FL 33134
NOH # 5619

9590 9402 6610 1028 6955 21

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 0198

COMPLETE THIS SECTION ON DELIVERY

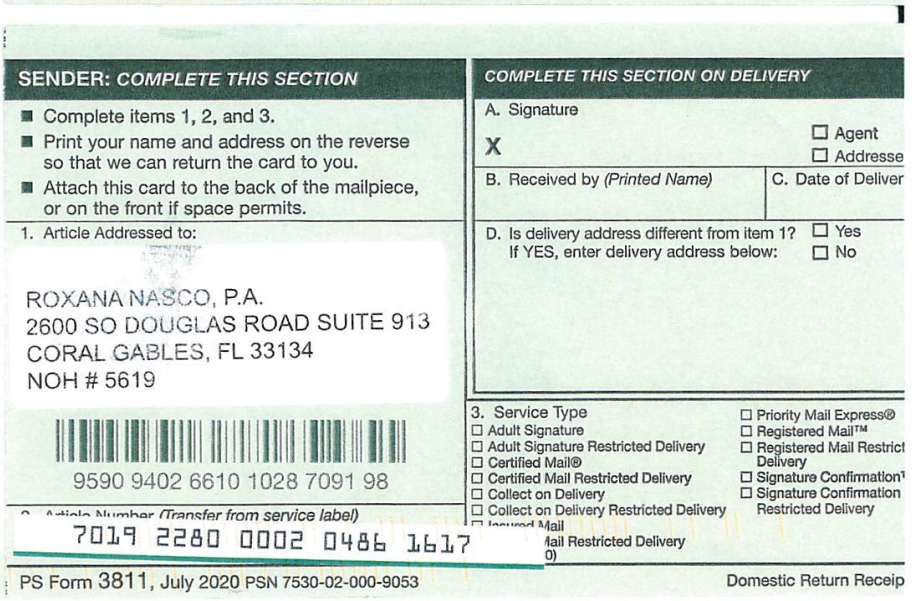
A. Signature
X CM-19 ☐ Agent ☐ Addresse

B. Received by *(Printed Name)* ALS2 C. Date of Deliver 6/1/2

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
☐ Mail
☐ Mail Restricted Delivery
(over $500)
☐ 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:

ROXANA NASCO, P.A.
2600 SO DOUGLAS ROAD SUITE 913
CORAL GABLES, FL 33134
NOH # 5619

9590 9402 6610 1028 7091 98

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 1617

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 Restricted Delivery
☐ 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

ered No. RE239660835US

Date Stamp

Postage $ $1.20

Extra Services & Fees (continued)

Extra Services & Fees

☐ Registered Mail $ 16.30

☐ Return Receipt (hardcopy) $ $0.00

☐ Return Receipt (electronic) $ $0.00

☐ Restricted Delivery $

☐ Signature Confirmation $

☐ Signature Confirmation Restricted Delivery $

Total Postage & Fees $ 21.75

Customer Must Declare Full Value $0.00

Received by 05/26/2021

Domestic Insurance up to $50,000 is included based upon the **declared value**. International Indemnity is limited. (See Reverse).

OFFICIAL USE

HOLLYWOOD, FL 33021

FROM: Code Dept
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

TO: MS INVEST US LLC
7515 WESTOVER
MONTRAL QC CA H4W 3K7
NOH # 5619

n 3800, Registered Mail Receipt
015, PSN 7530-02-000-9051
r domestic delivery information, visit our website at www.usps.com®

Copy 1 - Customer
(See Information on Reverse)

Registered No. RF169395985US

Date Stamp

Postage $ $1.20

Extra Services & Fees (continued)

Extra Services & Fees

☐ Registered Mail $ $16.30

☐ Return Receipt (hardcopy) $ $4.25

☐ Return Receipt (electronic) $ $0.00

☐ Restricted Delivery $ $0.00

☐ Signature Confirmation $

☐ Signature Confirmation Restricted Delivery $

Total Postage & Fees $ $21.75

Customer Must Declare Full Value $0.00

Received by 05/29/2021

Domestic Insurance up to $50,000 is included based upon the **declared value**. International Indemnity is limited. (See Reverse).

To Be Completed By Post Office

OFFICIAL USE

HOLLYWOOD, FL 33021

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM: Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park FL 33023

TO: MS INVEST US LLC
7515 WESTOVER
MONTRAL QC CA H4W 3K7
NOH # 5619

PS Form 3800, Registered Mail Receipt
April 2015, PSN 7530-02-000-9051
For domestic delivery information, visit our website at www.usps.com®

Copy 1 - Customer
(See Information on Reverse)

#5619
OF PEMBROKE PARK
ID AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/18/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

current Tenant
5100 SW 41 St #108
Pembroke Park
FL 33023

1 #5619
I OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/18/2021
US POSTAGE $005.03⁰
ZIP 33023
011D10656696

Sent To:
MS INVEST US LLC
7515 WESTOVER
*MONTREAL QC, CA H4W 3K7

Case #:
5619

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MS INVEST US LLC CASE NO. 5619

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 #108

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 #108

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: MS INVEST US LLC AT 12:22 P.M. ON THE 7 DAY OF JULY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

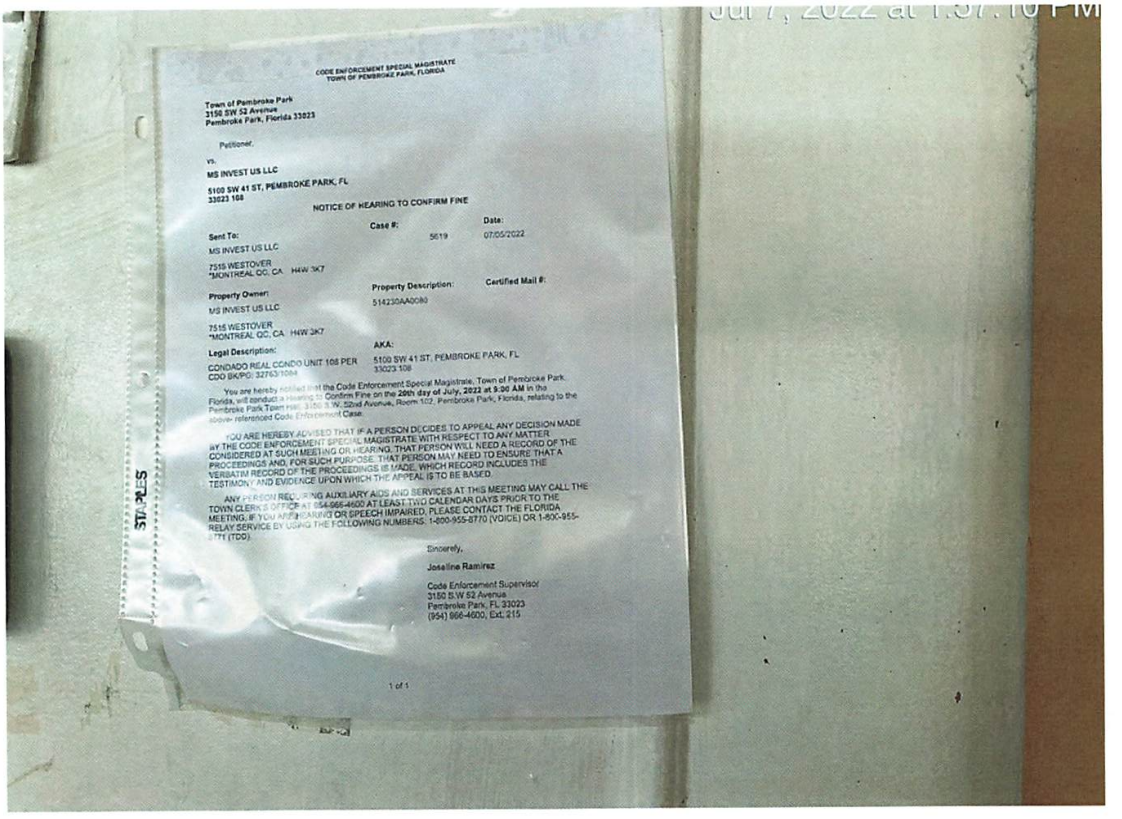
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MS INVEST US LLC

5100 SW 41 ST, PEMBROKE PARK, FL
33023 108

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
MS INVEST US LLC	5619	07/05/2022
7515 WESTOVER *MONTREAL QC, CA H4W 3K7		

Property Owner:	Property Description:	Certified Mail #:
MS INVEST US LLC	514230AA0080	
7515 WESTOVER *MONTREAL QC, CA H4W 3K7		

Legal Description:	AKA:
CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 108

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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1 of 1

STAPLES

108

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MS INVEST US LLC

5100 SW 41 ST, PEMBROKE PARK, FL 33023 108

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
MS INVEST US LLC	5619	07/05/2022
7515 WESTOVER *MONTREAL QC, CA H4W 3K7		

Property Owner:	**Property Description:**	**Certified Mail #:**
MS INVEST US LLC	514230AA0080	
7515 WESTOVER *MONTREAL QC, CA H4W 3K7		

Legal Description:	**AKA:**
CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 108

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, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #108, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0080
Property Owner	MS INVEST US LLC	Millage	0613
Mailing Address	7515 WESTOVER *MONTREAL QC CA H4W 3K7	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 108 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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$8,890	$80,000	$88,890	$88,890	
2021	$8,110	$72,950	$81,060	$81,060	$1,743.15
2020	$7,440	$66,960	$74,400	$74,400	$1,605.69

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$88,890	$88,890	$88,890	$88,890
Portability	0	0	0	0
Assessed/SOH	$88,890	$88,890	$88,890	$88,890
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	$88,890	$88,890	$88,890	$88,890

Sales History

Date	Type	Price	Book/Page or CIN
3/13/2018	WD-Q	$70,000	114954771
11/29/2012	SWD-Q	$34,714	49322 / 1033
6/19/2012	SWD-D	$19,500	48917 / 894
2/1/2012	CET-T	$100	48524 / 793
12/28/2004	WD	$109,000	38873 / 810

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

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
MS INVEST US, LLC

Filing Information

Document Number	L12000000687
FEI/EIN Number	80-0783153
Date Filed	01/03/2012
State	FL
Status	ACTIVE

Principal Address

7515 WESTOVER
MONTREAL, QUEBEC H4W3K-7 CA

Mailing Address

7515 WESTOVER
MONTREAL, QUEBEC H4W3K-7 CA

Registered Agent Name & Address

ROXANA I. NASCO, P.A.
2600 So. Douglas Road
Suite 913
Coral Gables, FL 33134

Address Changed: 01/15/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

MALIKIN, ALEXANDER
17 TERRASSE PAGE
ILE BIZARD, QC H9E 1N7 CA

Title MGRM

STYSIS, MICHAEL
7515 WESTOVER
MONTREAL, QC H4W3K-7 CA

Annual Reports

Report Year	Filed Date
2020	01/13/2020
2021	01/25/2021
2022	01/19/2022

Document Images

01/19/2022 -- ANNUAL REPORT	View image in PDF format
01/25/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
01/21/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
01/22/2016 -- ANNUAL REPORT	View image in PDF format
01/07/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
01/03/2012 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MS INVEST US LLC Respondent(s)	Case No.: 5619

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15th, 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: 5100 SW 41 ST #108, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MS INVEST US LLC, 7515 WESTOVER *MONTREAL QC CA H4W 3K7

FOLIO NO.: 5142 30 AA 0080

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. 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 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $50.00 PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, 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 15 day of September 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, vs. MS INVEST US LLC Respondent(s)	Case No.: 5619

FINAL 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(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5100 SW 41 ST #108, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MS INVEST US LLC, 7515 WESTOVER *MONTREAL QC CA H4W 3K7

FOLIO NO.: 514230AA0080

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. 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 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 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 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 17 day of June, 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
MS INVEST US LLC	7515 WESTOVER *MONTREAL QC, CA H4W 3K7	5100 SW 41 ST, PEMBROKE PARK, FL 33023 108

Legal Description

Case Status Open **Case #** 5619 **Date Next Inspection** 9/15/2021

Notes

1. Kitchen renovation done without permits. Obtain permit with plans and inspections for all kitchen work including Structural, Electrical, & Plumbing work.
2. Bathroom renovation done without permits. Obtain permit with plans and inspections.
3. Areas of Drywall were replaced without permits. Obtain permit with plans and inspections.
4. Water heater was replaced prior of obtaining a permit. Obtain permit with plans and inspections.
5. New A/c was installed prior of obtaining a permit. Obtain permit with plans and inspections.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/18/2021		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/24/2021	6/16/2021	Final Order	
8/30/2021	9/15/2021	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: 9/15/2021
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: 9/15/2021
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: 9/15/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$1,350.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,450.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$1,450.00

PROPERTY SUMMARY

Tax Year: 2021
Property Id: 514230AA0080
Property Owner/s:MS INVEST US LLC
Mailing Address:7515 WESTOVER *MONTREAL QC CANADA H4W 3K7
Physical Address:5100 SW 41 STREET # 108 PEMBROKE PARK, 33023

Property Use: 04 - Condominium
Millage Code: 0613
Adj. Bldg. S.F: 810
Bldg Under Air S.F:
Effective Year: 1974
Year Built: 1973
Units/Beds/Baths: 1 / 2 / 1

Deputy Appraiser: Condo Department
Contact Number: 954-357-6832
Email: condoinfo@bcpa.net
Zoning : RM-16 - MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRIC
Abbr. Legal Des.: CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	$8,110	$72,950	0	$81,060	$81,060	
2020	$7,440	$66,960	0	$74,400	$74,400	$1,605.69
2019	$6,910	$62,180	0	$69,090	$69,090	$1,508.52

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$81,060	$81,060	$81,060	$81,060
Portability	0	0	0	0
Assessed / SOH	$81,060	$81,060	$81,060	$81,060
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$81,060	$81,060	$81,060	$81,060

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
03/13/2018	Warranty Deed Qualified Sale	$70,000	114954771
11/29/2012	Special Warranty Deed Qualified Sale	$34,714	49322 / 1033
06/19/2012	Special Warranty Deed Disqualified Sale	$19,500	48917 / 894
02/01/2012	Certificate of Title Non-Sale Title Change	$100	48524 / 793
12/28/2004	Warranty Deed	$109,000	38873 / 810

LAND CALCULATIONS

Unit Price	Units	Type

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514230AA0370	03/29/2021	Warranty Deed	Qualified Sale	$95,000	117228849	5100 SW 41 ST #222 PEMBROKE PARK, FL 33023
514230AA0140	01/18/2021	Warranty Deed	Qualified Sale	$95,500	117100896	5100 SW 41 ST #115 PEMBROKE PARK, FL 33023
514230AA0130	12/16/2020	Warranty Deed	Qualified Sale	$82,500	116985978	5100 SW 41 ST #114 PEMBROKE PARK, FL 33023
514230AA0460	08/21/2020	Warranty Deed	Qualified Sale	$87,000	116699775	5100 SW 41 ST #302 PEMBROKE PARK, FL 33023
514230AA0740	08/13/2020	Warranty Deed	Qualified Sale	$93,000	116673852	5100 SW 41 ST #PH2 PEMBROKE PARK, FL 33023

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
MS INVEST US, LLC

Filing Information

Document Number	L12000000687
FEI/EIN Number	80-0783153
Date Filed	01/03/2012
State	FL
Status	ACTIVE

Principal Address

7515 WESTOVER
MONTREAL, QUEBEC H4W3K-7 CA

Mailing Address

7515 WESTOVER
MONTREAL, QUEBEC H4W3K-7 CA

Registered Agent Name & Address

ROXANA I. NASCO, P.A.
2600 So. Douglas Road
Suite 913
Coral Gables, FL 33134

Address Changed: 01/15/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

MALIKIN, ALEXANDER
17 TERRASSE PAGE
ILE BIZARD, QC H9E 1N7 CA

Title MGRM

STYSIS, MICHAEL
7515 WESTOVER
MONTREAL, QC H4W3K-7 CA

Annual Reports

Report Year	Filed Date
2019	01/21/2019
2020	01/13/2020
2021	01/25/2021

Document Images

01/25/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
01/21/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
01/22/2016 -- ANNUAL REPORT	View image in PDF format
01/07/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
01/03/2012 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MS INVEST US LLC Respondent(s)	)	Case No.: 5619

FINAL 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(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5100 SW 41 ST #108, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MS INVEST US LLC, 7515 WESTOVER *MONTREAL QC CA H4W 3K7

FOLIO NO.: 514230AA0080

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. 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 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 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 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael E. 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 17 day of June, 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)

vs.)

MS INVEST US LLC) CASE NO. 5619

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MS INVEST US LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST #108, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MS INVEST US LLC

AT **11:57 A.M.**/P.M. ON THE 7 DAY OF **SEPTEMEBER** 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.

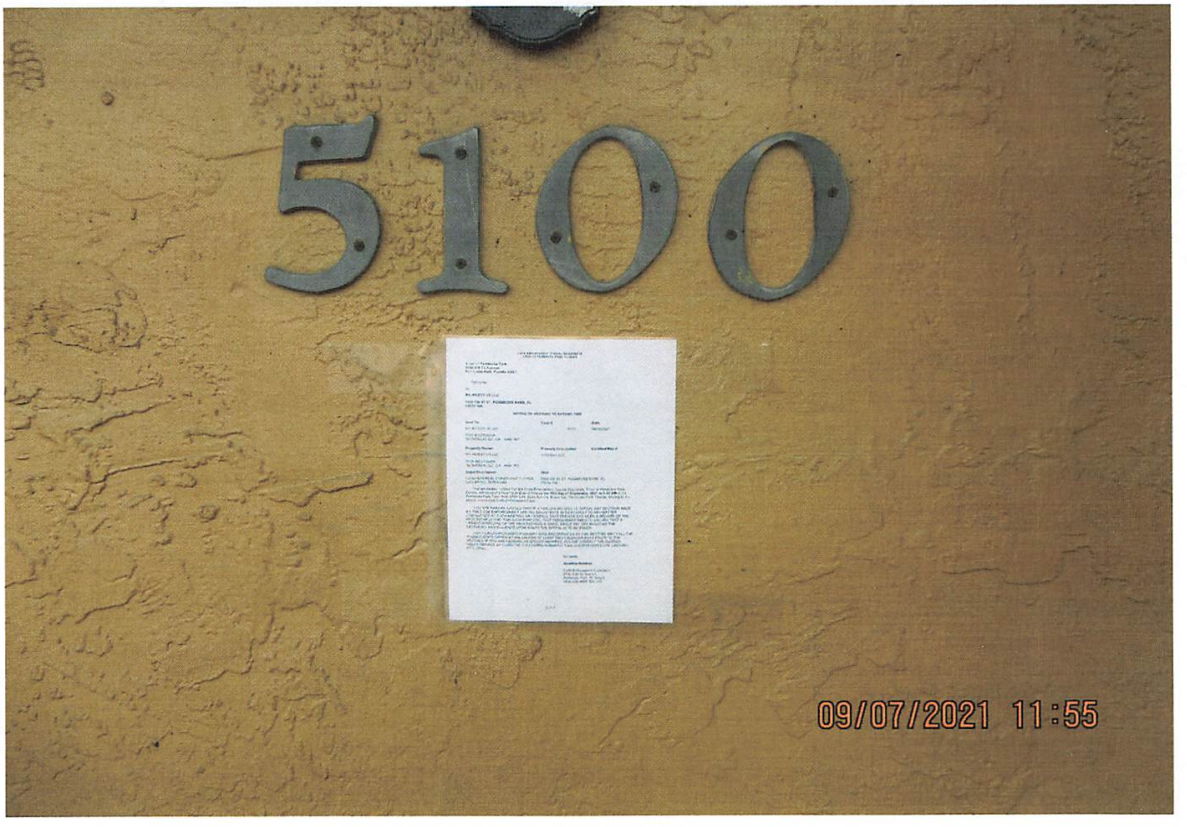
(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

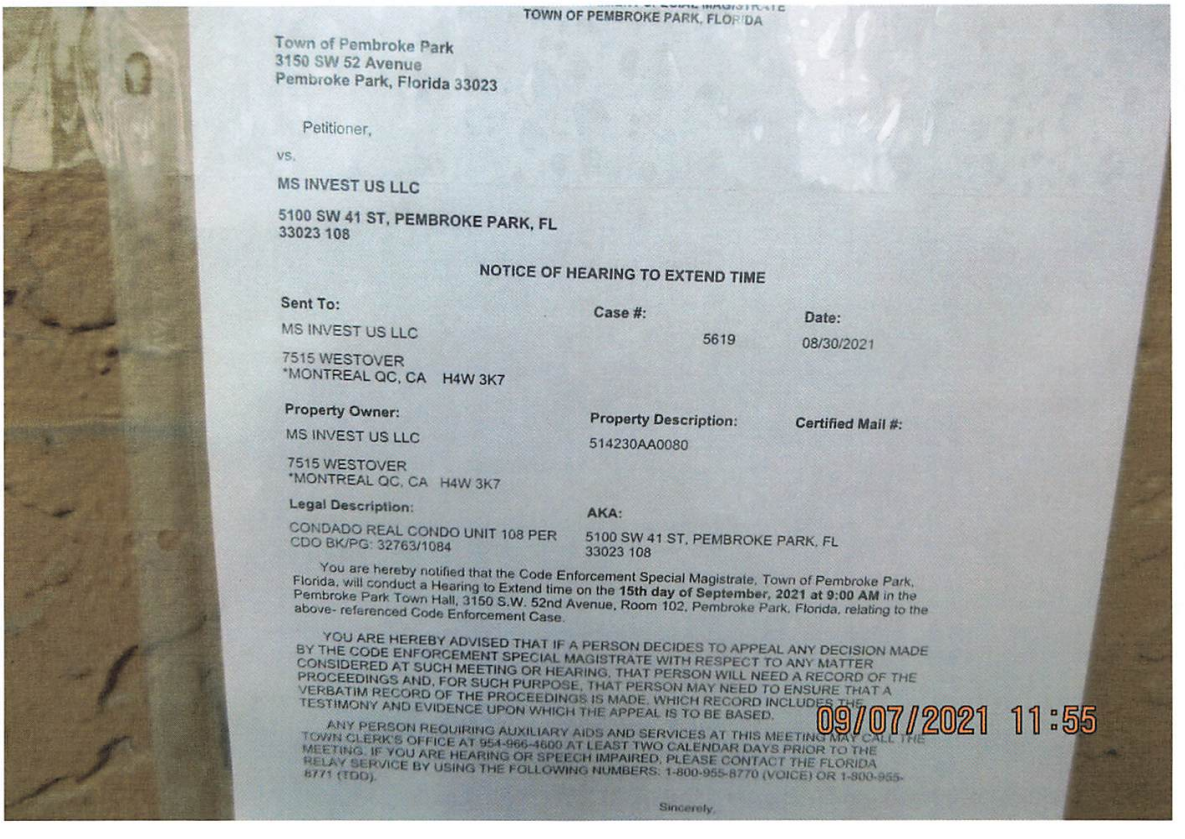
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of 9, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____





TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MS INVEST US LLC

5100 SW 41 ST, PEMBROKE PARK, FL
33023 108

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
MS INVEST US LLC 7515 WESTOVER *MONTREAL QC, CA H4W 3K7	5619	08/30/2021

Property Owner:	Property Description:	Certified Mail #:
MS INVEST US LLC 7515 WESTOVER *MONTREAL QC, CA H4W 3K7	514230AA0080	

Legal Description:	AKA:
CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 108

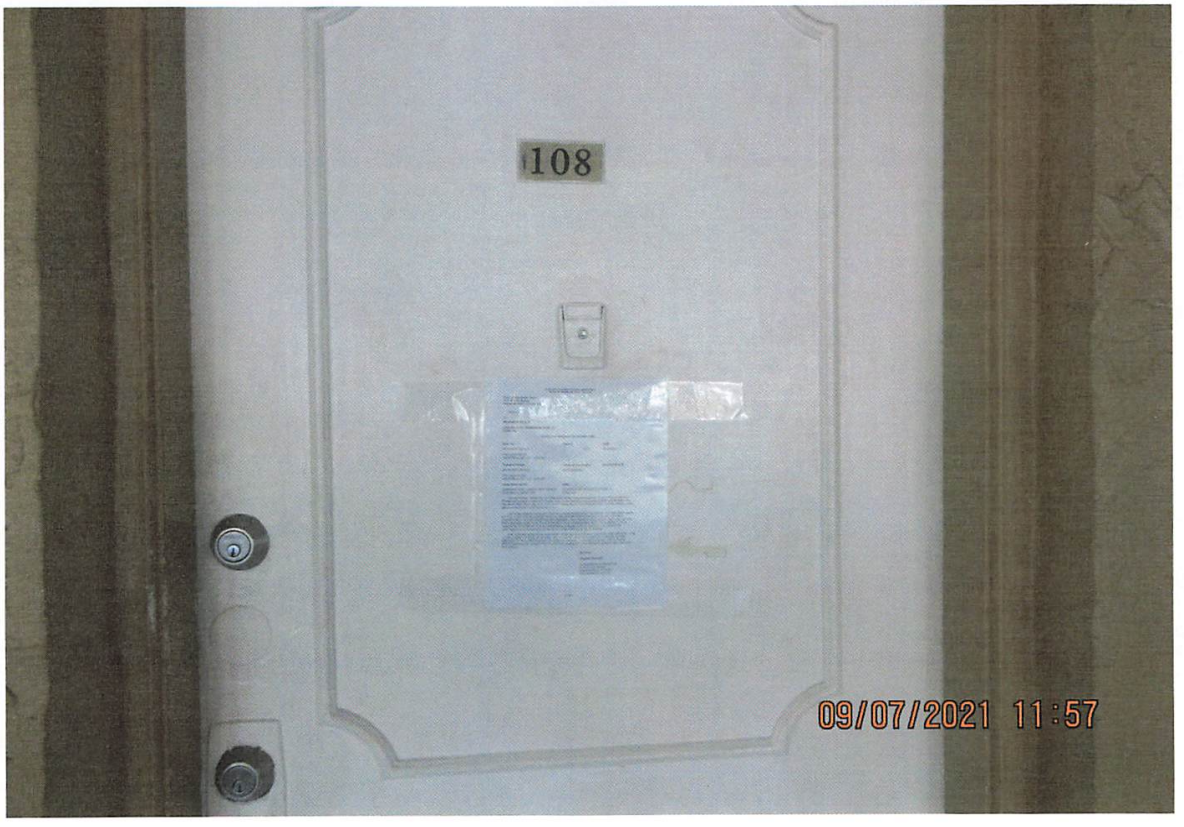
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- 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).

09/07/2021 11:55

Sincerely,


108
09/07/2021 11:57

Teressa Malcolm

From: Evens Thebeaud <evens@jaleconsulting.com>
Sent: Sunday, August 15, 2021 2:49 PM
To: Teressa Malcolm; Michael Stysis
Subject: RE: Final Order/// Case # 5619///5100 SW 41st Street Unit 108
Attachments: 108 AC PERMIT CARD.jpg; 108 WATER HEATER 93950 - comments 8-12-2021.pdf; 108 PERMIT EXTENSION ARCHITECT.pdf

Good afternoon Teressa,

I hope this e-mail finds you well...

It was nice seeing you at the City Hall the other day. As I mentioned:

1. **A/C unit:** We had the final inspection for the A/C unit, it is finalized, and we are now in compliance.
2. **Water Heater**: The water heater permit is in process (we have processed number) see attached. However, there was some comments which we have provided answers for, awaiting the city to allow us to pay, perform inspection and ultimately close it out.
3. **Kitchen Cabinet**: As discussed, it has been a challenge to retain an architect to produce a plan/sketch for the kitchen. However, we finally had an architect who committed to assist us. He is currently working on the plan. In the meantime, he is requesting an extension for 30 days to produce the plan, so we can finalize this portion of the complaint. Please see letter attached.

Please let me know if you need anything else from me to grant said extension.

Thanking you in advance for your continued assistance on this matter.

Best regards.

J.A.L.E.E
CONSULTING SERVICES, LLC

Evens Thebeaud, MBA- LCAM- Notary Public
Broker Associate
Tel: 305-761-3336
E-mail: Evens@jaleconsulting.com
"The mind, once stretched by a new idea, never returns to its original dimensions." Ralph Waldo Emerson...

From: Teressa Malcolm <tmalcolm@tppfl.gov>
Sent: June 24, 2021 8:17 AM
To: Evens Thebeaud <evens@jaleconsulting.com>; Michael Stysis <Michael.Stysis@Amdocs.com>
Subject: RE: Final Order/// Case # 5619///5100 SW 41st Street Unit 108

Good morning,

GINARD
ARCHITECTURE + DESIGN

March 24, 2017

Town Of Pembroke Park Bldg. Dept.

Town Hall
3150 SW 52nd Ave.
Pembroke Park, FL 33023
954.966.4600

Re: **Notice of Violation Case# 5619**

Address: 5100 SW 41st, Pembroke Park, FL, Florida

To whom it may concern:

The purpose of this letter is to request that the above referred case no. be extended by 30 days. We have unforeseen circumstances that have not enabled us to finish the job and are requesting an extension, so we may have finish the work.

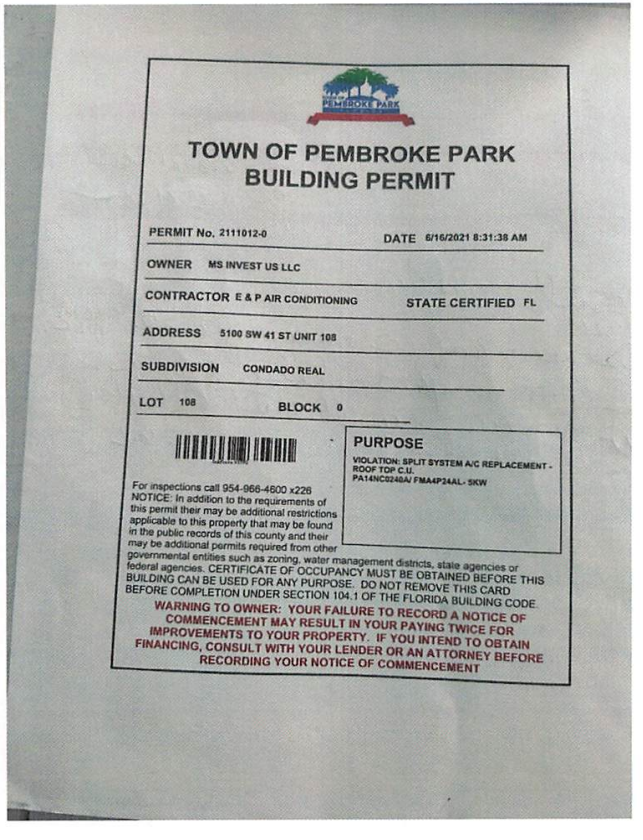
Sincerely,

Alex Ginard

Architect

License number: AR 100325 Tel.: 786.334.9005 alex@ginardstudio.com

22578 SW 89th PL, Cutler Bay, FL 33190
www.ginardstudio.com



TOWN OF PEMBROKE PARK
BUILDING PERMIT

PERMIT No. 2111012-0 DATE 6/16/2021 8:31:38 AM

OWNER MS INVEST US LLC

CONTRACTOR E & P AIR CONDITIONING STATE CERTIFIED FL

ADDRESS 5100 SW 41 ST UNIT 108

SUBDIVISION CONDADO REAL

LOT 108 BLOCK 0

PURPOSE

VIOLATION: SPLIT SYSTEM A/C REPLACEMENT - ROOF TOP C.U. PA14NC0240A/ FMA4P24AL- 5KW

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

Teressa Malcolm

From: Teressa Malcolm
Sent: Monday, August 16, 2021 7:48 AM
To: Evens Thebeaud; Michael Stysis
Subject: RE: Final Order/// Case # 5619///5100 SW 41st Street Unit 108

Evens:

Good morning,

Thank you for the update.
I'll have to send the request to the Special Magistrate for a hearing to extend time since the case was already presented in front of the judge. This month's hearing has been scheduled for this week so it is impossible to add this request for August's Special Magistrate Hearing so I would have to add you for September's hearing. We will be in contact with any changes and I'll present them to the judge.

Also, it was nice seeing you as well!

Regards,

Teressa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to tmalcolm@townofpembrokepark.com to tmalcolm@tppfl.gov

/********** EMAIL DISCLAIMER **********/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.
Consider the Environment before printing.

From: Evens Thebeaud <evens@jaleconsulting.com>
Sent: Sunday, August 15, 2021 2:49 PM
To: Teressa Malcolm <tmalcolm@tppfl.gov>; Michael Stysis <Michael.Stysis@Amdocs.com>
Subject: RE: Final Order/// Case # 5619///5100 SW 41st Street Unit 108

Good afternoon Teressa,

I hope this e-mail finds you well…

It was nice seeing you at the City Hall the other day. As I mentioned:

1. **A/C unit:** We had the final inspection for the A/C unit, it is finalized, and we are now in compliance.

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

2111153
PERMIT NO.
P-93950
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 93950

2020 Florida Building Code In Effect

PERMIT TYPE: PLUMBING					
JOB NAME: MS INVEST US LLC					
JOB ADDRESS: 5100 SW 41 ST UNIT 108					
OWNER NAME: MS INVEST US LLC					
OWNER ADDRESS: 5100 SW 41 STREET					
CITY: PEMBROKE PARK					
PHONE: 5149447334	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: DPAUL PLUMBING INC					
MAIL ADDRESS: 21005 NW 14TH PL #146					
CITY STATE ZIP: MIAMI FL 33169					
PHONE: 3053321407	**FAX:**	**EMAIL:** DPAULPLUMBING@GMAIL.COM			
CERT. COMPENTENCY: CFC1428259		**STATE REGISTRATION: N/A**			
LOT: 108	BLOCK: 0	PRESENT USE: CONDO	PROPOSED USE: CONDO		
FOLIO NUMBER: 514230AA0080		SUBDIVISION: 0			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 850	SQ.FT. / L.F.: 0				
DESCRIBE WORK: WATER HEATER (AFTER THE FACT)					
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

PERMIT NO.
B-94083
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

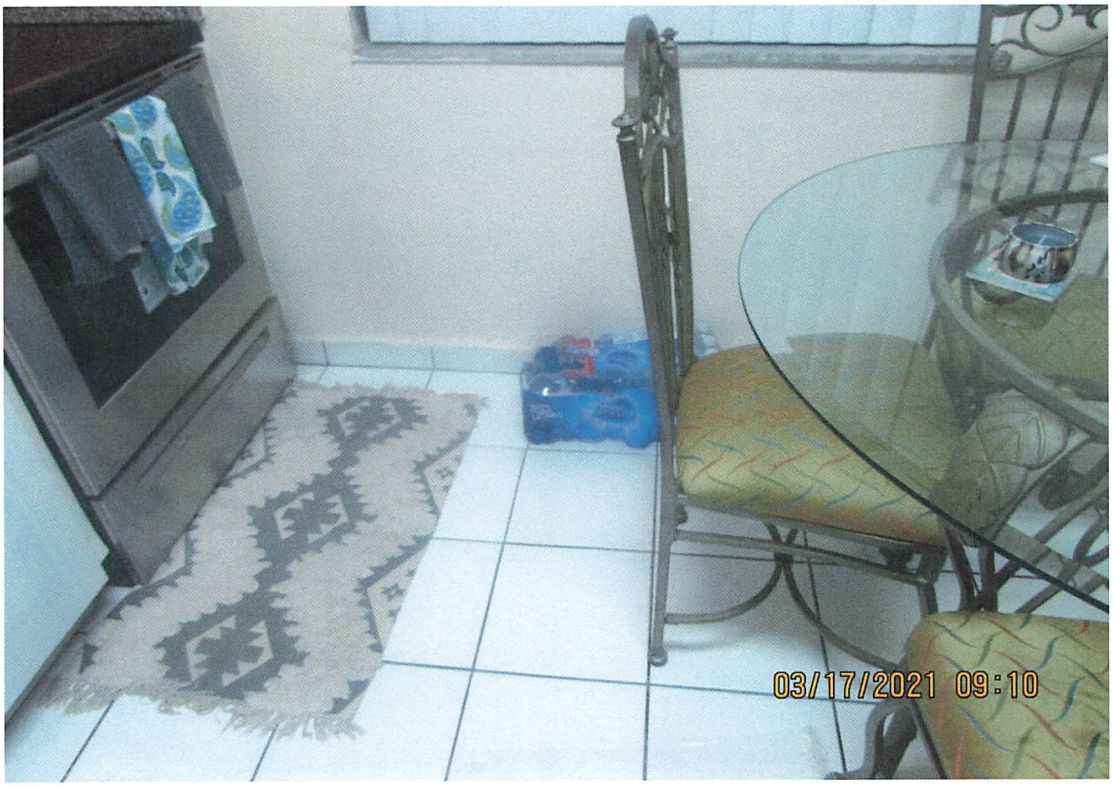
PERMIT TYPE: STRUCTURAL					
JOB NAME: MS INVEST US LLC					
JOB ADDRESS: 5100 SW 41 ST UNIT108					
OWNER NAME: MS INVEST US LLC					
OWNER ADDRESS: 7515 WESTOVER					
CITY: PEMBROKE PARK					
PHONE: 3057613336	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: M & D Eurostyle Inc.					
MAIL ADDRESS: 100 Golden Isles Dr. #200					
CITY STATE ZIP: Hallandale Beach FL 33009					
PHONE: 9546824216	**FAX:**	**EMAIL: a.c.damian@gmail.com**			
CERT. COMPENTENCY: CBC1259871		**STATE REGISTRATION: N/A**			
LOT: 108	BLOCK: 0	PRESENT USE: CONDO	PROPOSED USE: CONDO		
FOLIO NUMBER: 514230AA0080		SUBDIVISION: CONDADO REAL			
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: 500	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: Kitchen Remodel. New Cabinets					
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.

03/17/2021 09:09

03/17/2021 09:10

live your dream
live your dream
03/17/2021 09:10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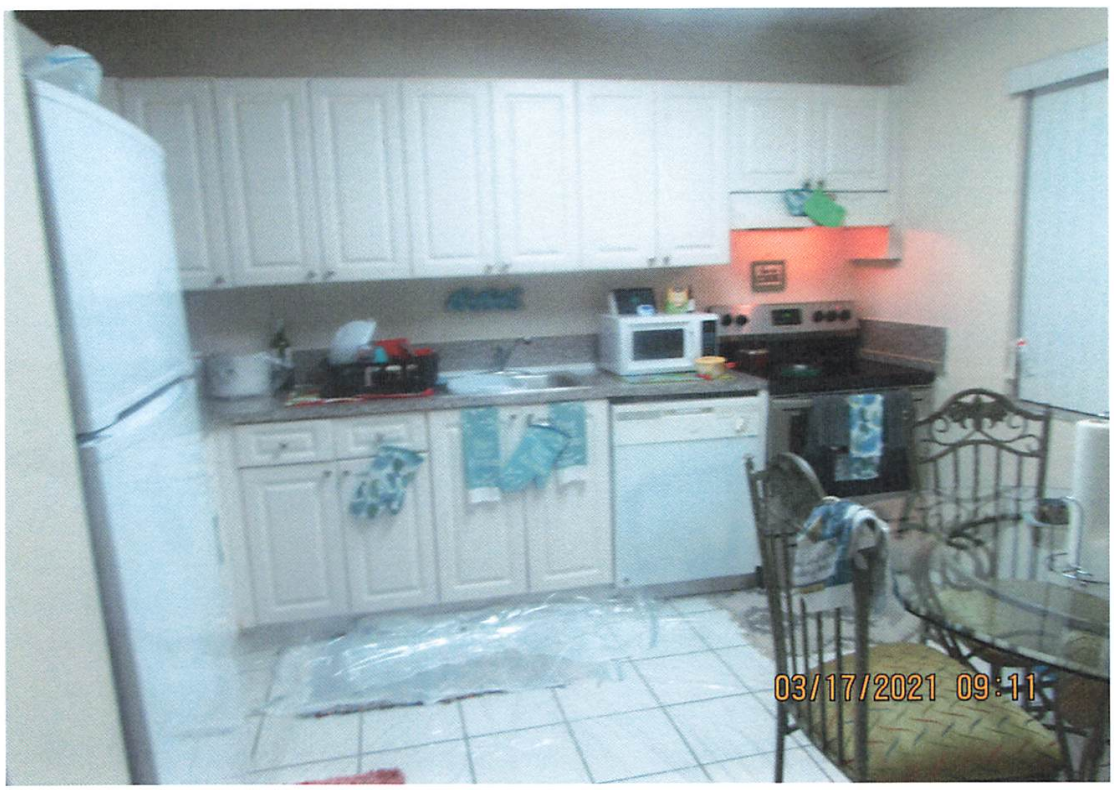
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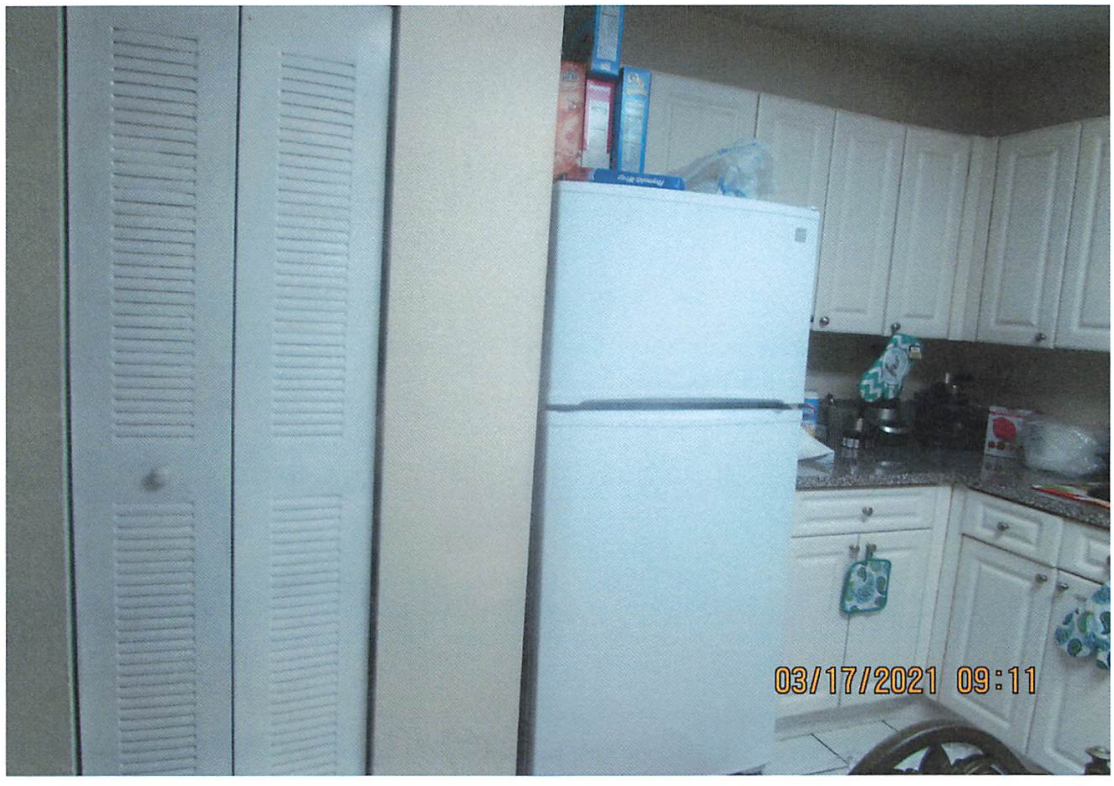
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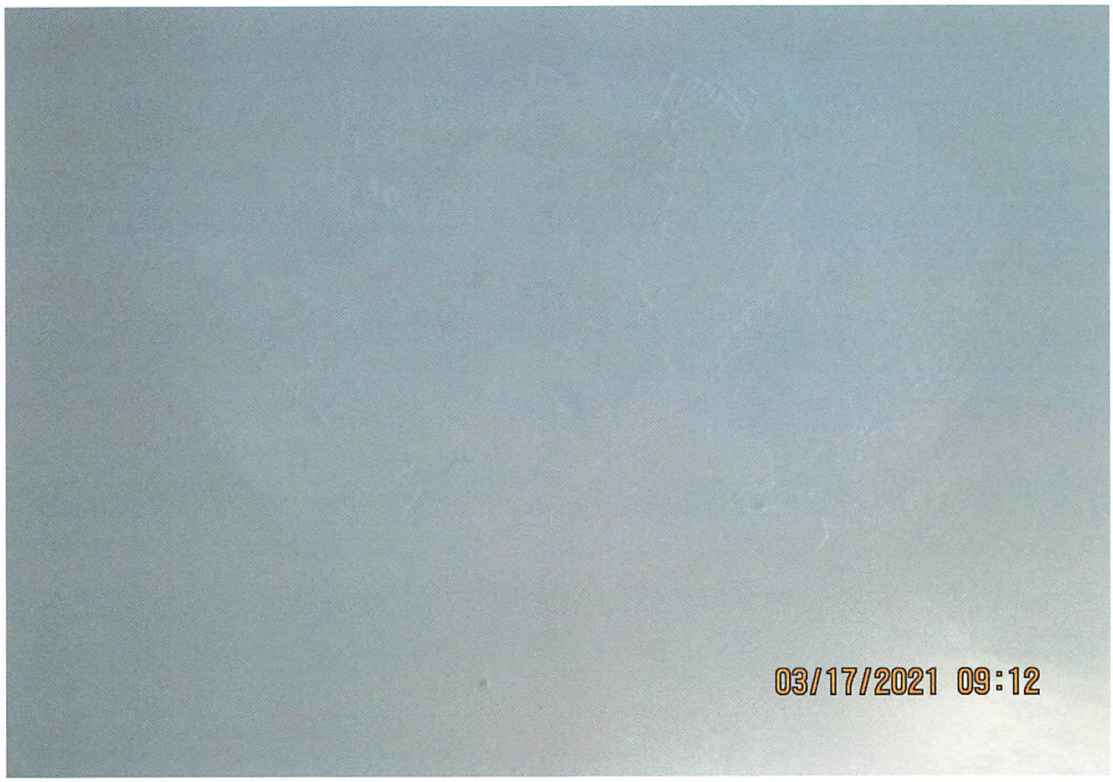
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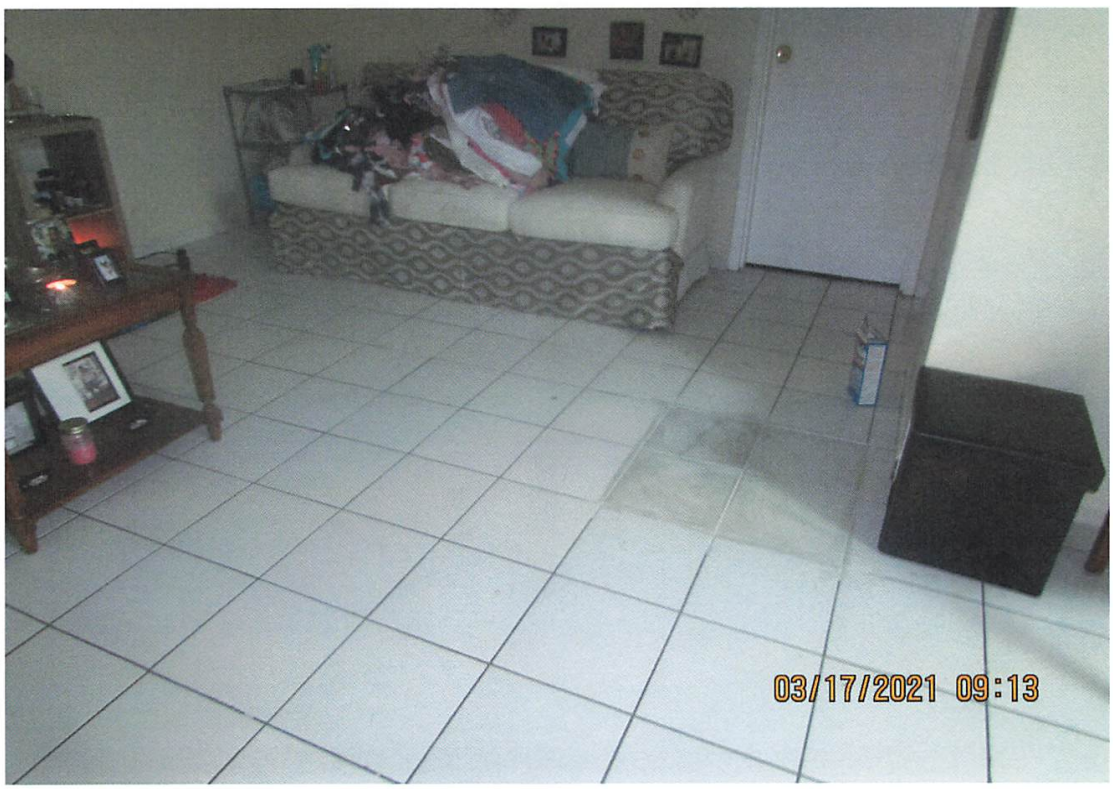
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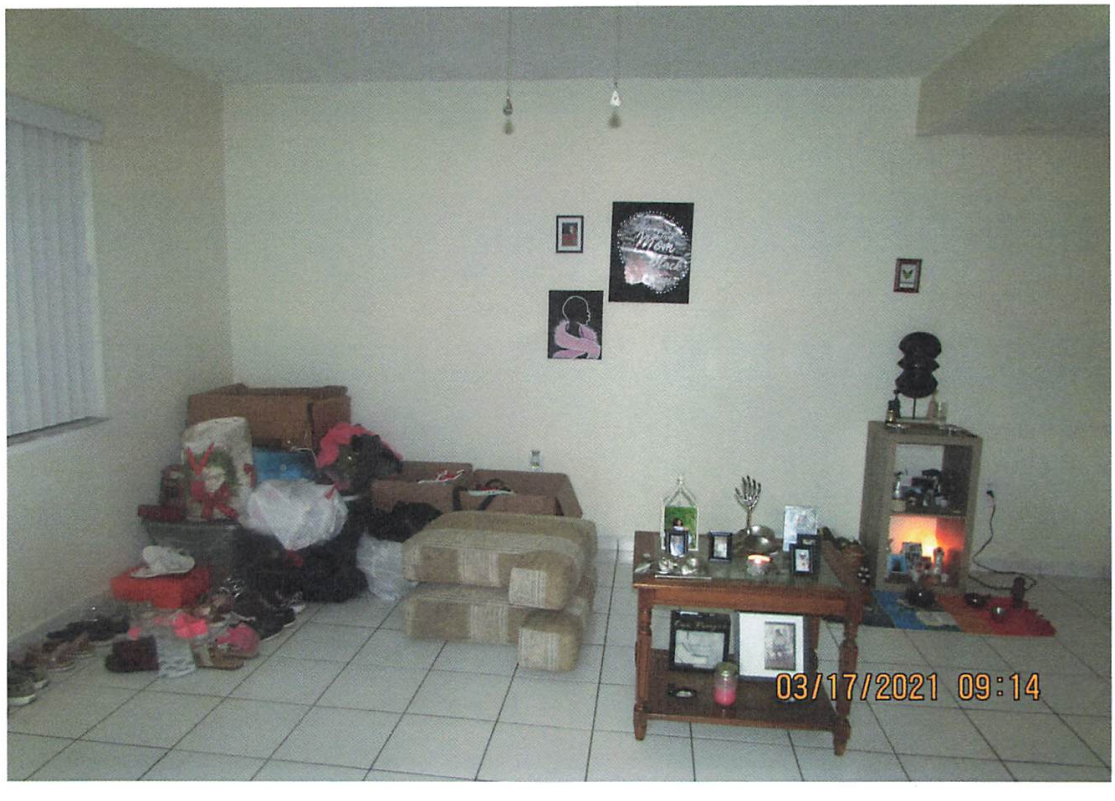
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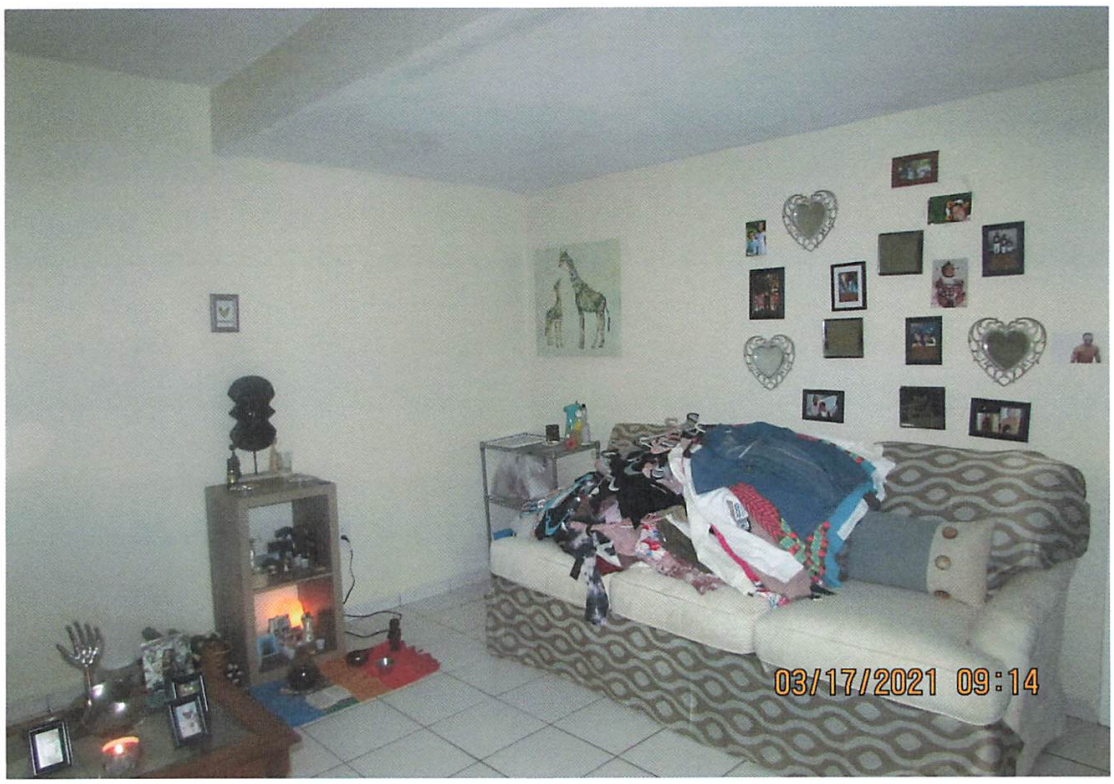
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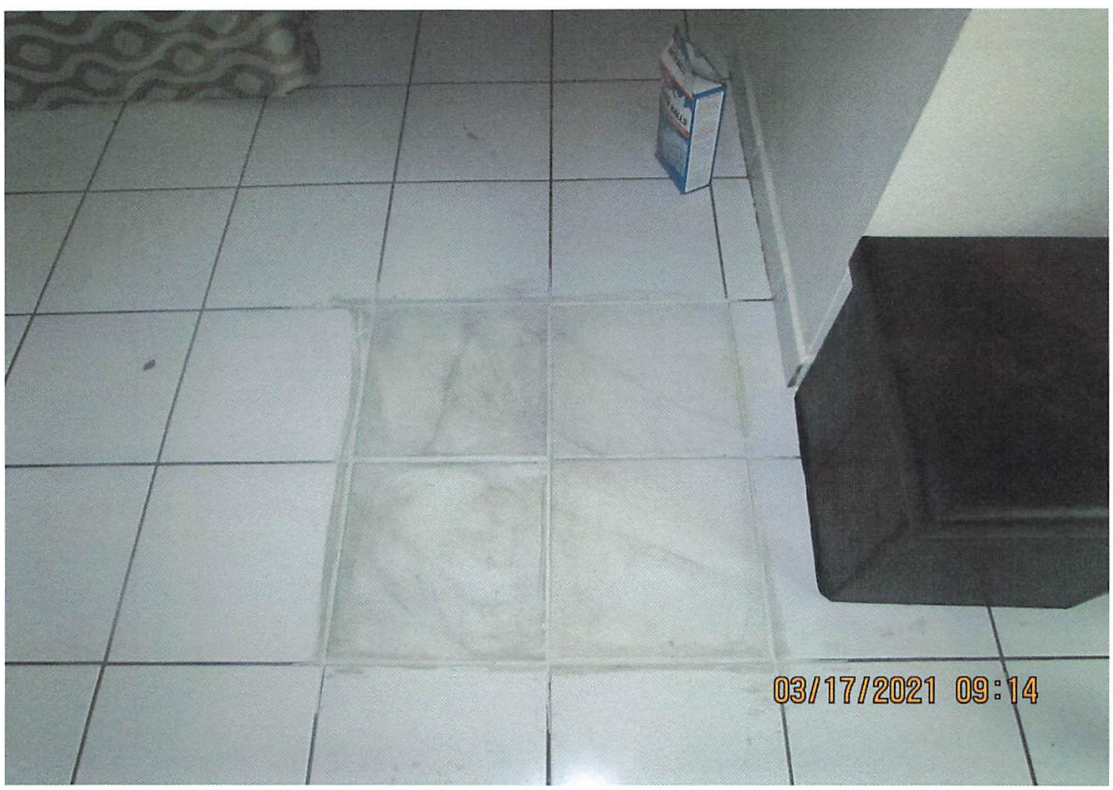
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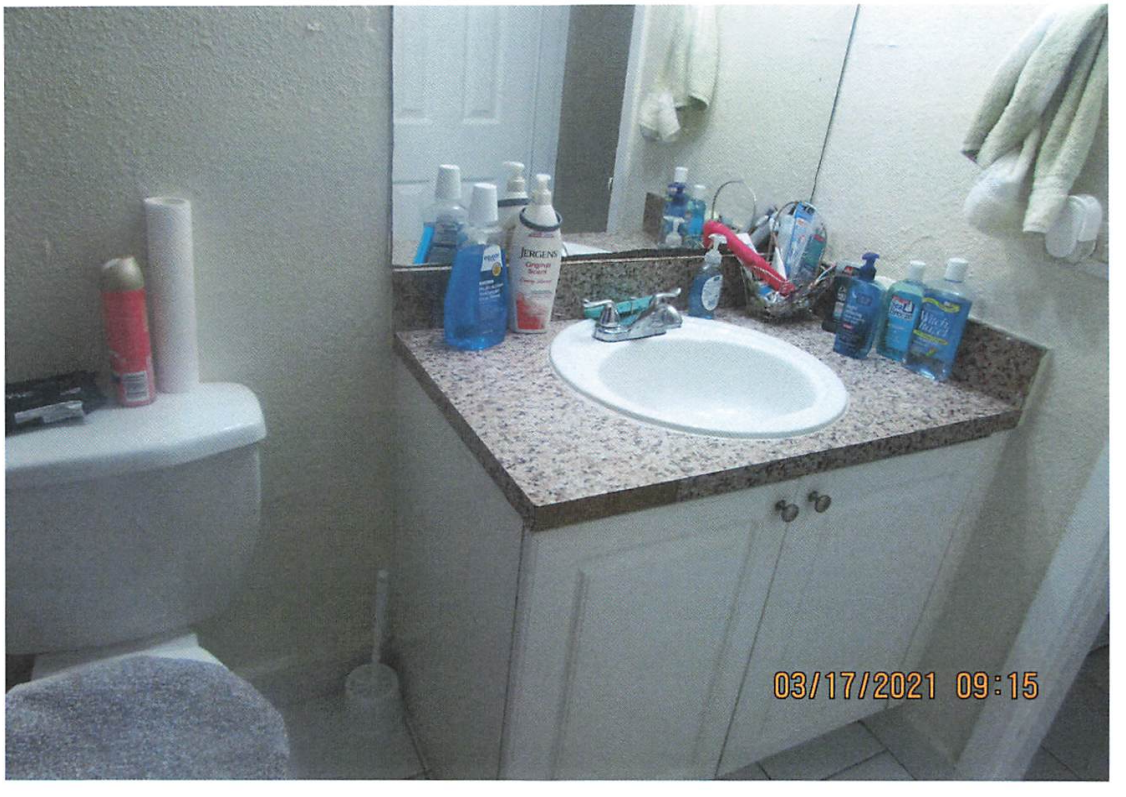
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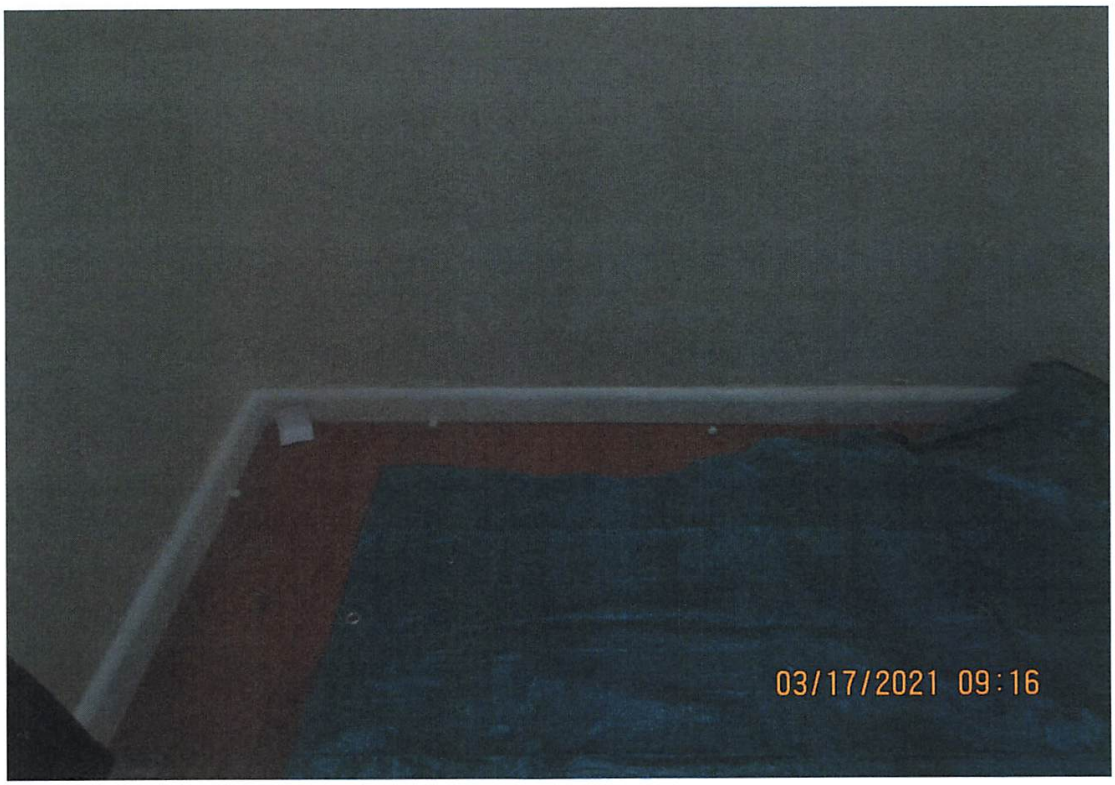
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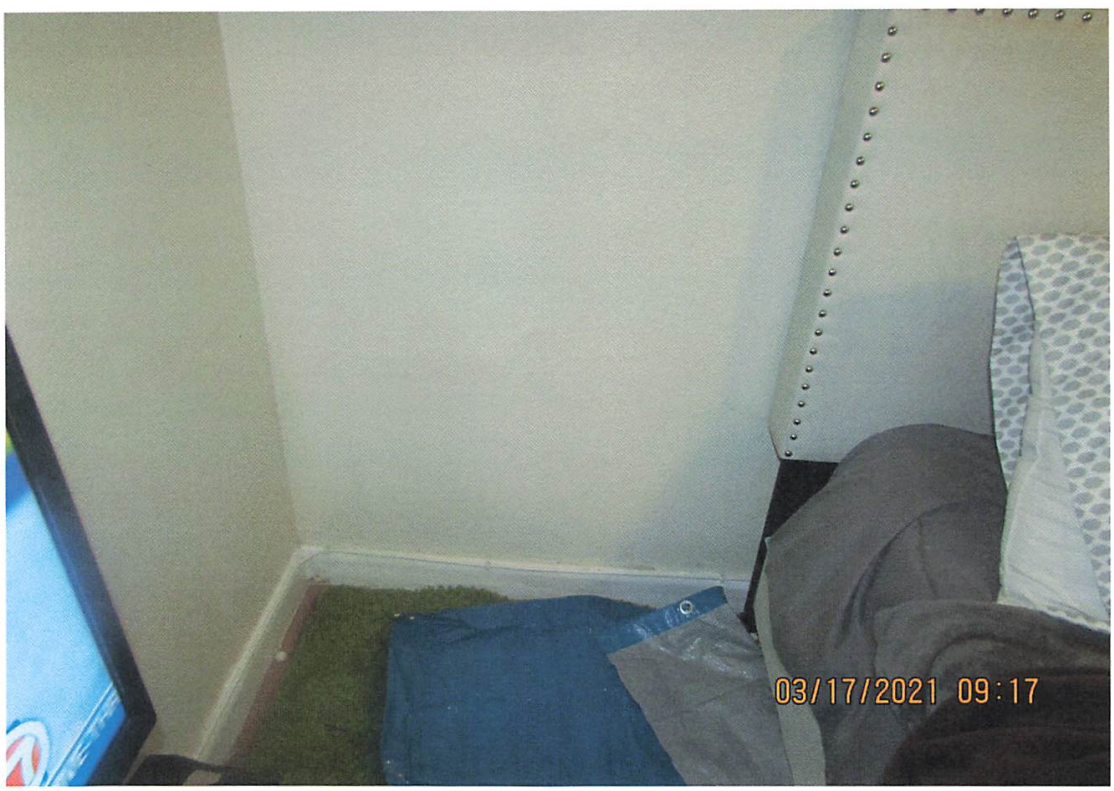
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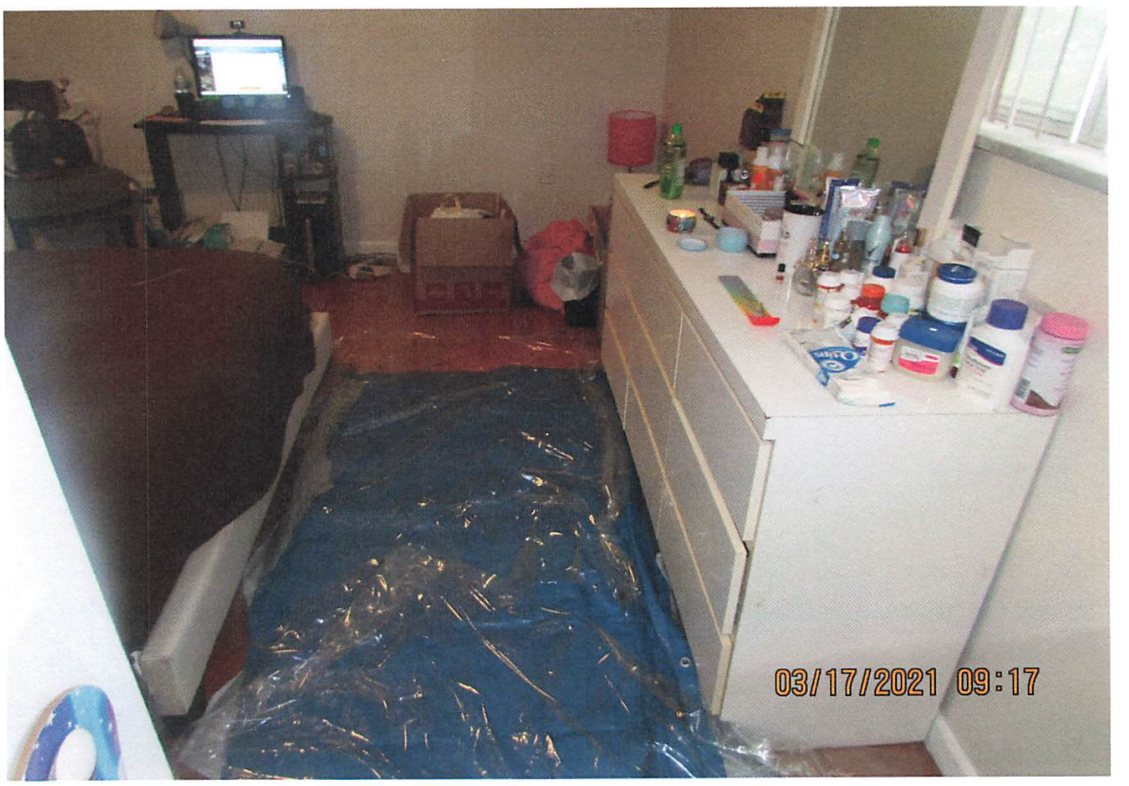
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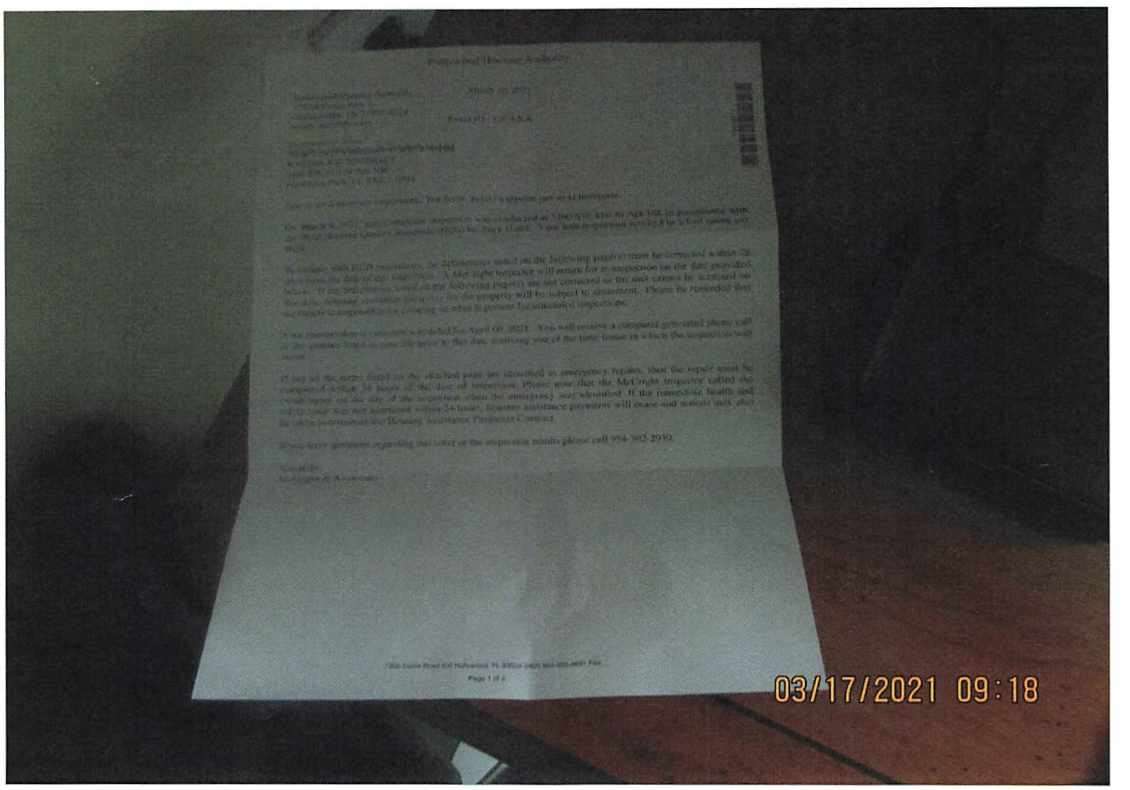
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Case Overview

Property/Incident Information

Owner	Address	Site Address
MS INVEST US LLC	7515 WESTOVER *MONTREAL QC, CA H4W 3K7	5100 SW 41 ST, PEMBROKE PARK, FL 33023 108

Legal Description

Case Status Open **Case #** 5619 **Date Next Inspection** 6/16/2021

Notes

1. Kitchen renovation done without permits. Obtain permit with plans and inspections for all kitchen work including Structural, Electrical, & Plumbing work.
2. Bathroom renovation done without permits. Obtain permit with plans and inspections.
3. Areas of Drywall were replaced without permits. Obtain permit with plans and inspections.
4. Water heater was replaced prior of obtaining a permit. Obtain permit with plans and inspections.
5. New A/c was installed prior of obtaining a permit. Obtain permit with plans and inspections.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/18/2021		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/16/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 6/16/2021

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Jan 25, 2021
Secretary of State
2656376106CC

DOCUMENT# L12000000687

Entity Name: MS INVEST US, LLC

Current Principal Place of Business:

7515 WESTOVER
MONTREAL, QUEBEC, H4W3K-7

Current Mailing Address:

7515 WESTOVER
MONTREAL, QUEBEC, H4W3K-7 CA

FEI Number: 80-0783153

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ROXANA I. NASCO, P.A.
2600 SO. DOUGLAS ROAD
SUITE 913
CORAL GABLES, FL 33134 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGRM	Title	MGRM
Name	MALIKIN, ALEXANDER	Name	STYSIS, MICHAEL
Address	17 TERRASSE PAGE	Address	7515 WESTOVER
City-State-Zip:	ILE BIZARD QC H9E 1N7	City-State-Zip:	MONTREAL QC H4W3K-7

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MICHAEL STYSIS MGRM 01/25/2021

Electronic Signature of Signing Authorized Person(s) Detail — Date

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CASE NO. 5619

MS INVEST US LLC)
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MS INVEST US LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST # 108, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MS INVEST US LLC AT 12:39 P.M. ON THE 2 DAY OF JUNE 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or
Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

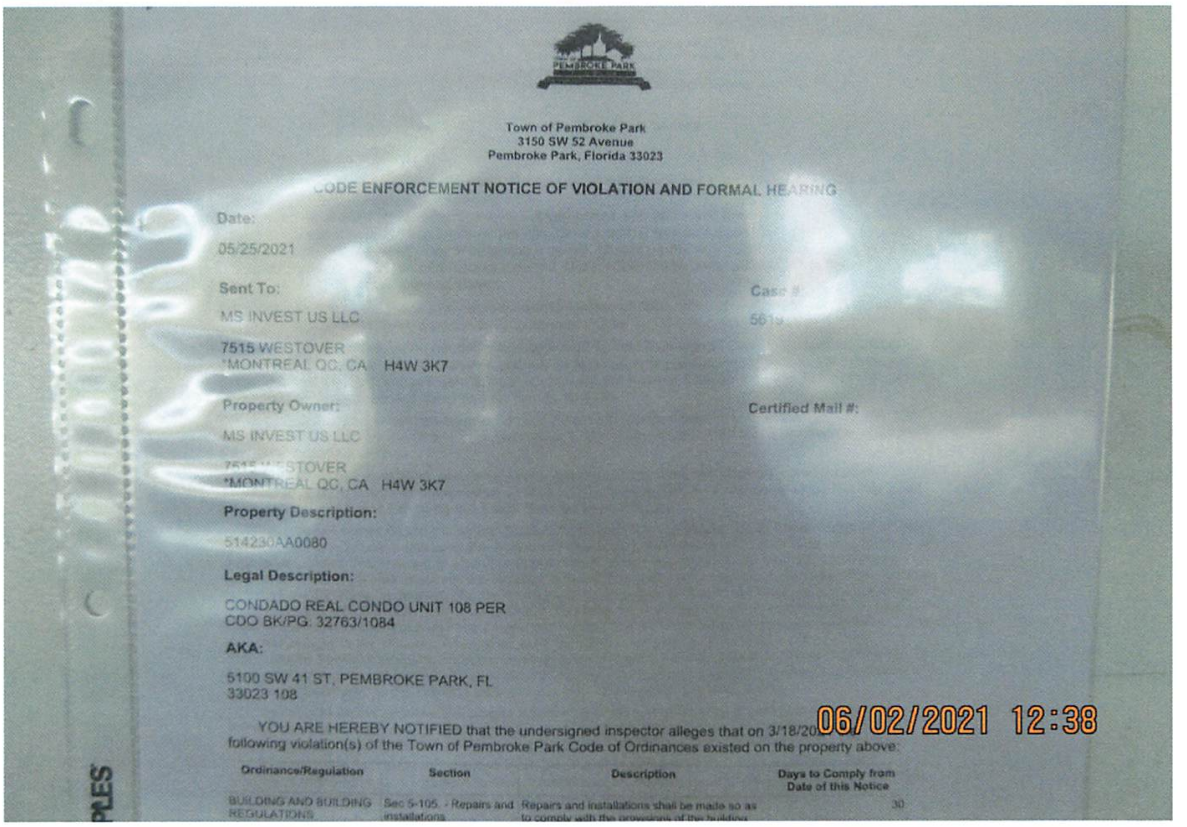
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of June 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZLEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/25/2021

Sent To:
MS INVEST US LLC
7515 WESTOVER
*MONTREAL QC, CA H4W 3K7

Case #:
5619

Certified Mail #:

Property Owner:
MS INVEST US LLC
7515 WESTOVER
*MONTREAL QC, CA H4W 3K7

Property Description:
514230AA0080

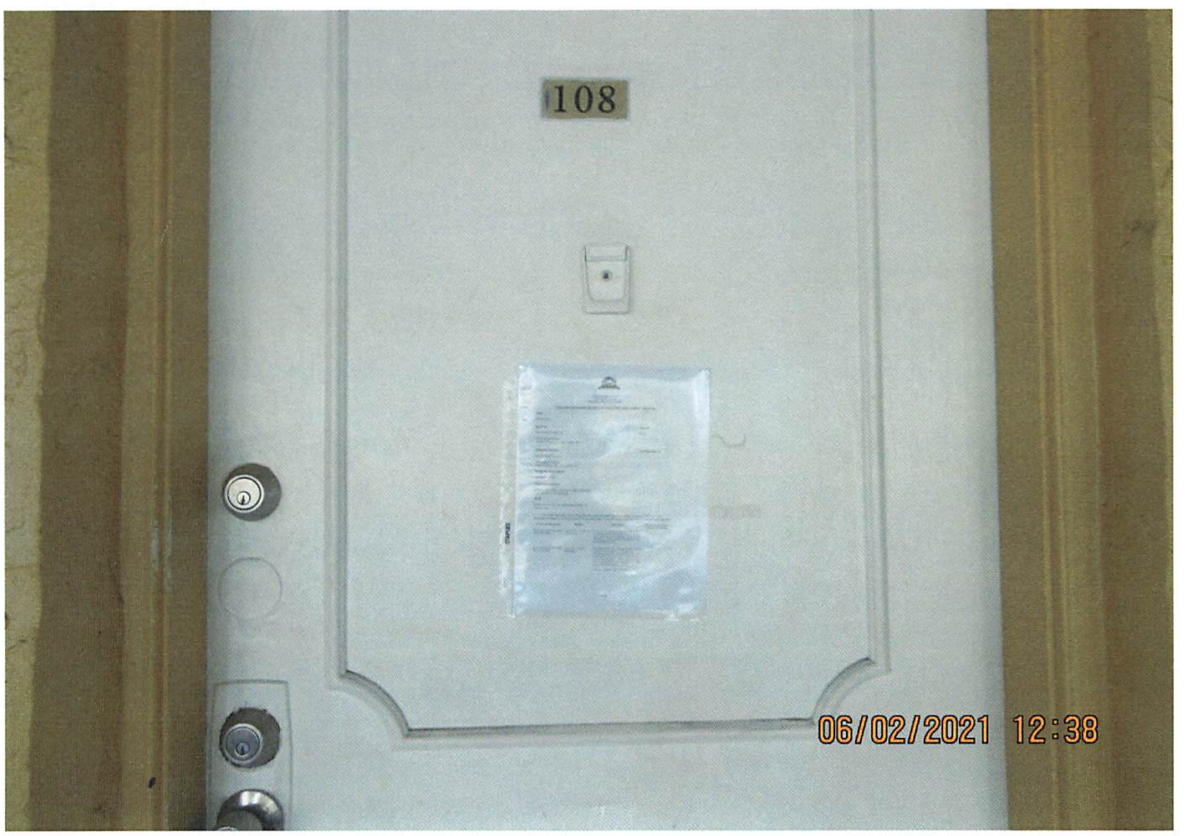
Legal Description:
CONDADO REAL CONDO UNIT 108 PER
CDO BK/PG: 32763/1084

AKA:
5100 SW 41 ST, PEMBROKE PARK, FL
33023 108

06/02/2021 12:38

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/20 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building	30



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

MS INVEST US LLC

7515 WESTOVER
*MONTREAL QC, CA H4W 3K7

Case #:

5619

Property Owner:

MS INVEST US LLC

7515 WESTOVER
*MONTREAL QC, CA H4W 3K7

Certified Mail #:

Property Description:

514230AA0080

Legal Description:

CONDADO REAL CONDO UNIT 108 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 108

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. Kitchen renovation done without permits. Obtain permit with plans and inspections for all kitchen work including Structural, Electrical, & Plumbing work.
2. Bathroom renovation done without permits. Obtain permit with plans and inspections.
3. Areas of Drywall were replaced without permits. Obtain permit with plans and inspections.
4. Water heater was replaced prior of obtaining a permit. Obtain permit with plans and inspections.
5. New A/c was installed prior of obtaining a permit. Obtain permit with plans and inspections.
6. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 23rd day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

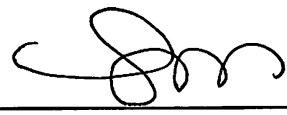
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



5/25/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

MS INVEST US LLC

7515 WESTOVER
*MONTREAL QC, CA H4W 3K7

Case #:

5619

Property Owner:

MS INVEST US LLC

7515 WESTOVER
*MONTREAL QC, CA H4W 3K7

Certified Mail #:

Property Description:

514230AA0080

Legal Description:

CONDADO REAL CONDO UNIT 108 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 108

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
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Teressa Malcolm

Code Enforcement Officer

5/25/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MS INVEST US LLC 7515 WESTOVER *MONTREAL QC, CA H4W 3K7	5619	03/18/2021

Property Owner:	Property Description:	Certified Mail #:
MS INVEST US LLC 7515 WESTOVER *MONTREAL QC, CA H4W 3K7	514230AA0080	

Legal Description:	AKA:
CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 108

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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Notes/Means of Correction:

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Teressa Malcolm
Code Enforcement Officer

Case Overview

Property/Incident Information

Owner	Address	Site Address
KETCHUM, TYLER	5455 SW 41 ST PEMBROKE PARK, FL 33023	5455 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Closed **Case #** 5623

Notes
1. Fence installed without a permit. Obtain permit with plans and inspections.
2. Verify a/c if no permit was pulled for the current a/c then obtain permit with plans and inspection.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/18/2021		Notice of Violation	Regular Mail
10/22/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/17/2021	11/17/2021	Final Order	Certified Mail
5/19/2022		Affidavit of Compliance	Regular Mail
7/5/2022	7/20/2022	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.	5/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	5/19/2022
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Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	5/19/2022	$6,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$6,200.00**

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$6,200.00

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
$ 7.33

Sent To
Street and Apt. No
City, State, ZIP+4

KETCHUM, TYLER
(HAF-5623)
5455 SW 41 ST
PEMBROKE PARK, FL 33023

PS Form 3800,

Postmark Here

7021 1970 0000 4565 9118

7019 1120 0000 9007 7552

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
$7.33

Sent To
ROBERT & CONSUELO RUDAS
REV TR RUDAS / R & J & CONSUELO S
TRSTEES

Street and Apt. No.
5104 TURKEY TRACK RD

City, State, ZIP+4
PLACERVILLE, CA 95667
NOH # 5623

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7569

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$7.33

Sent To
ROBERT & CONSUELO RUDAS
REV TR RUDAS / R & J & CONSUELO S
TRSTEES

Street and Apt. I
5455 SW 41 ST

City, State, ZIP+
PEMBROKE PARK, FL 33023
NOH # 5623

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

ANDERSON GERALD
F.O. #5523,
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

9590 9402 5384 9189 1546 36

7019 1120 0000 9007 5893

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?
If YES, enter delivery address below:
☐ Yes
☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7019 1120 0000 9007 7934

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
$

ROBERT & CONSUELO RUDAS
REV TR RUDAS / R & J & CONSUELO S
TRSTEES
5455 SW 41 ST
PEMBROKE PARK, FL 33023
FO # 5623

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7927

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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REV TR RUDAS / R & J & CONSUELO S
TRSTEES
5104 TURKEY TRACK RD
PLACERVILLE, CA 95667
FO # 5623

Postmark Here

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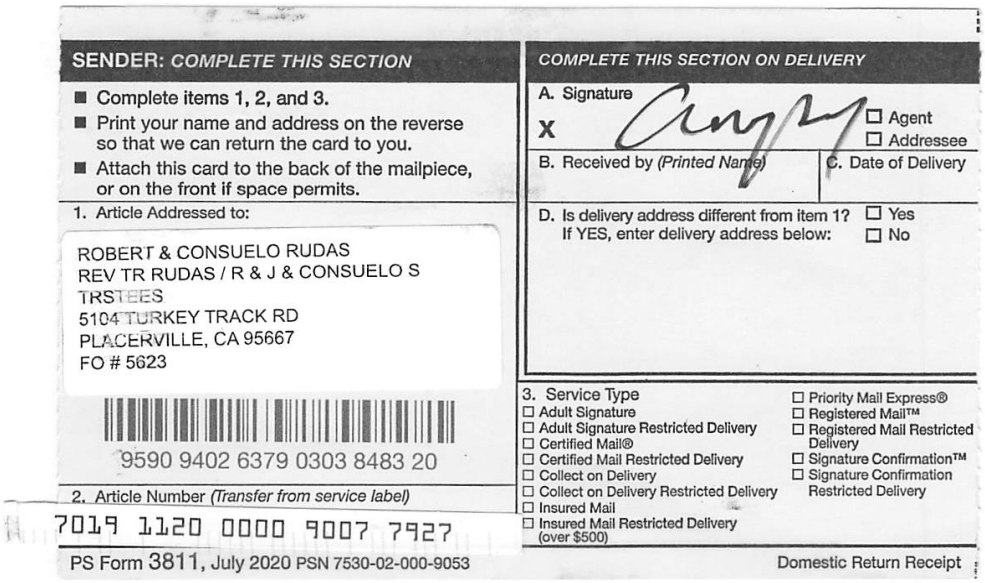

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROBERT & CONSUELO RUDAS
REV TR RUDAS / R & J & CONSUELO S
TRSTEES
5104 TURKEY TRACK RD
PLACERVILLE, CA 95667
FO # 5623

9590 9402 6379 0303 8483 20

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 7927

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

#5623
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/18/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Current Tenant
5455 SW 41St
Pembroke Park
FL 33023

#5623
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/18/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:

ROBERT & CONSUELO RUDAS
REV TR RUDAS,R J & CONSUELO
S TRSTEES
5104 TURKEY TRACK RD

Case #:

5623

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5455 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0200
Property Owner	KETCHUM, TYLER	Millage	0613
Mailing Address	5455 SW 41 ST PEMBROKE PARK FL 33023	Use	01-04

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 104.67,E 35.51 TO POB, E 20.00,S 51.67,W 20.00, N 51.67 TO POB AKA: UNIT D-20 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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$9,300	$194,260	$203,560	$154,660	
2021	$9,300	$177,280	$186,580	$140,310	$3,316.32
2020	$9,300	$143,180	$152,480	$127,560	$2,915.09

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$203,560	$203,560	$203,560	$203,560
Portability	0	0	0	0
Assessed/SOH	$154,660	$203,560	$154,660	$154,660
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	$154,660	$203,560	$154,660	$154,660

Sales History

Date	Type	Price	Book/Page or CIN
5/20/2022	WD-Q	$311,000	118176384
11/11/2015	D		115652996
9/14/2006	SWD	$193,600	42929 / 109
4/8/2004	WD*	$600,000	37326 / 934

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	1,033	SF
Adj. Bldg. S.F. (Card, Sketch)		1322
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.)

)

KETCHUM, TYLER CASE NO. 5623

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5455 SW 41 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 5455 SW 41 ST, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: KETCHUM, TYLER AT 2:03 P.M. ON THE 7 DAY OF JULY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

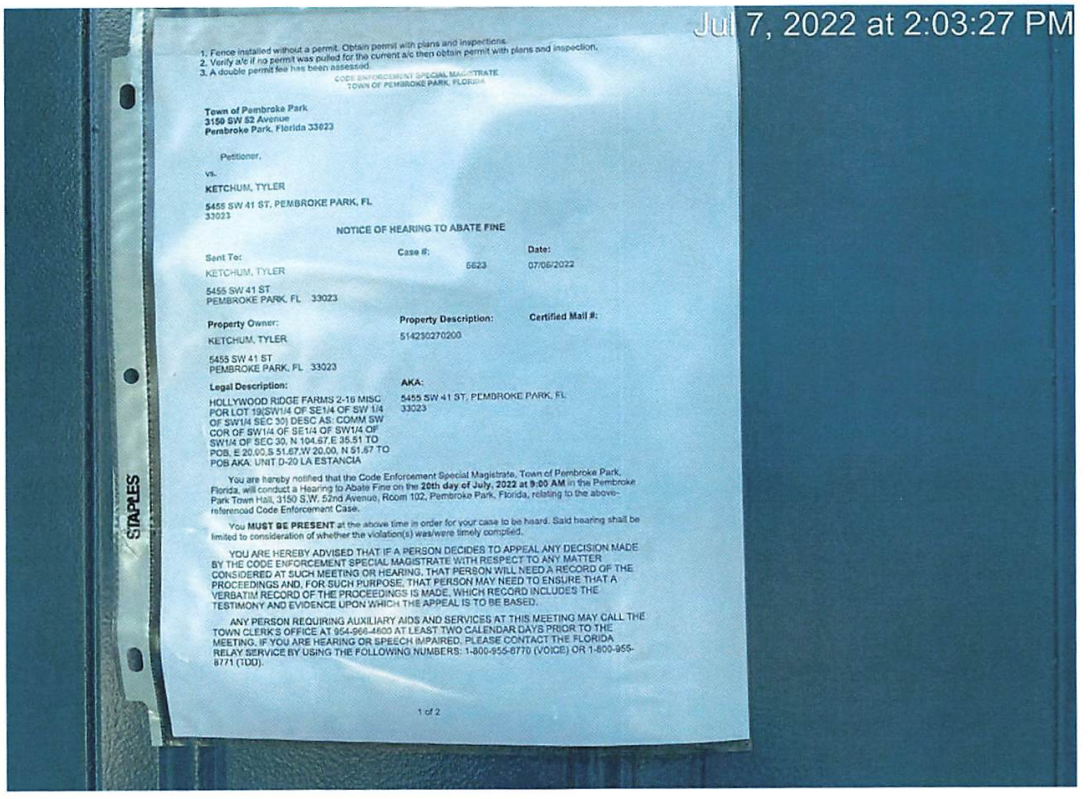
Erik Richwagen
AFFIANT

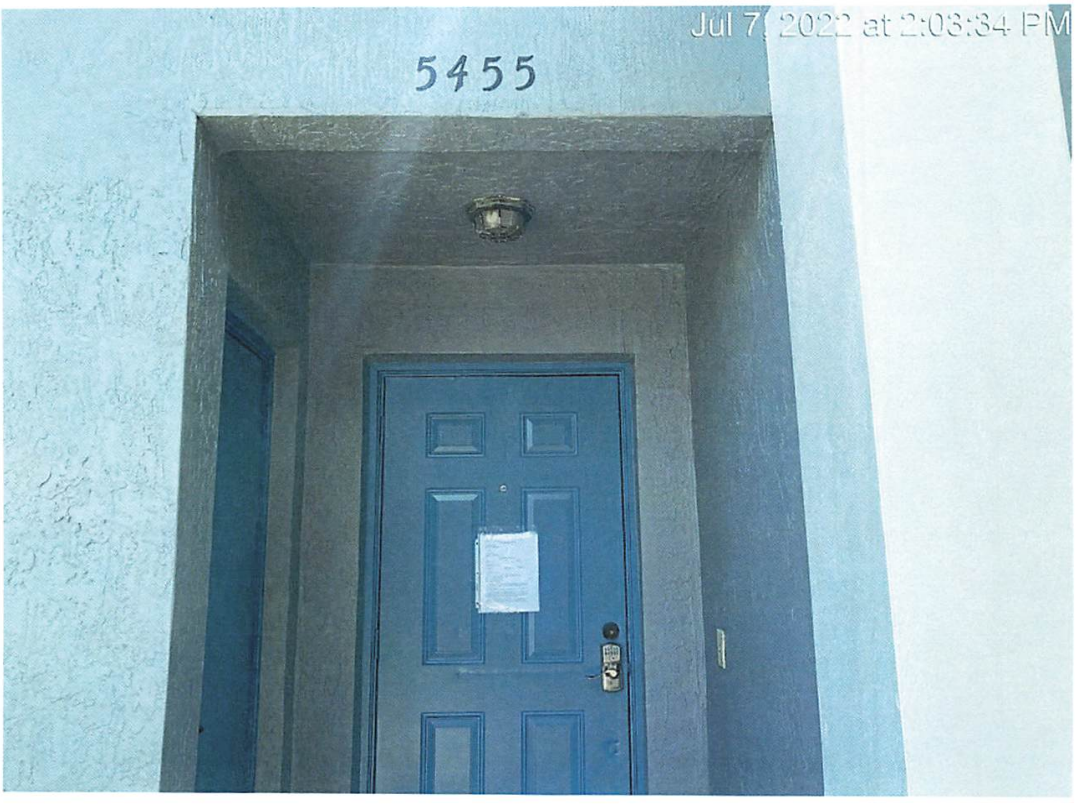
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Jul 7, 2022 at 2:03:27 PM
1. Fence installed without a permit. Obtain permit with plans and inspections.
2. Verify a/c if no permit was pulled for the current a/c then obtain permit with plans and inspection.
3. A double permit fee has been assessed.
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
KETCHUM, TYLER
5455 SW 41 ST, PEMBROKE PARK, FL
33023
NOTICE OF HEARING TO ABATE FINE
Sent To:
KETCHUM, TYLER
5455 SW 41 ST
PEMBROKE PARK, FL 33023
Case #:
5623
Date:
07/06/2022
Property Owner:
KETCHUM, TYLER
5455 SW 41 ST
PEMBROKE PARK, FL 33023
Property Description:
514230270200
Certified Mail #:
Legal Description:
HOLLYWOOD RIDGE FARMS 2-18 MISC FOR 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 104.67,E 35.51 TO POB, E 20.00,S 51.67,W 20.00, N 51.67 TO POB AKA: UNIT D-20 LA ESTANCIA
AKA:
5455 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, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
You 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).
1 of 2
STAPLES


Jul 7, 2022 at 2:03:34 PM
5455

1. Fence installed without a permit. Obtain permit with plans and inspections.
2. Verify a/c if no permit was pulled for the current a/c then obtain permit with plans and inspection.
3. A double permit fee has been assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

KETCHUM, TYLER

5455 SW 41 ST, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
KETCHUM, TYLER	5623	07/05/2022
5455 SW 41 ST PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
KETCHUM, TYLER	514230270200	
5455 SW 41 ST PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 104.67,E 35.51 TO POB, E 20.00,S 51.67,W 20.00, N 51.67 TO POB AKA: UNIT D-20 LA ESTANCIA	5455 SW 41 ST, PEMBROKE PARK, FL 33023

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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.

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

May 25, 2022

Consuelo & Robert Rudas
5104 Turkey Track Road
Placerville, CA 95667
rudas@bellsouth.net
209-418-9278

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
Code Enforcement Department
3150 SW 52nd Avenue
Pembroke Park, FL 33023
erichwagen@t99fl.gov.com
954-870-0165

Re: Petition for an abatement hearing to reduce the lien fees 90% for closed case # 5623
Property Address: 5455 S.W. 41st Street, Pembroke Park, FL 33023

Dear Mr. Richwagen,

This is a formal petition for an abatement hearing to reduce the lien fees 90% for closed case **# 5623** involving the property at 5455 S.W. 41st Street, Pembroke Park, FL 33023.

As you can see, we have diligently closed the open permits. We were never informed by our tenant of the code violations that were posted at the property address.

Unfortunately, we can not be present for the abatement hearing since we are now living in Placerville, CA. We have no representation in Florida at this time.

We agree to pay the 90% reduction penalty fee.

Thank you your understanding and accommodation concerning this issue.

Please inform us of the exact amount to be paid and where to send it.

Regards,

Consuelo S. Rudas

Robert J. Rudas

R203 Permit Messages For Permit (2211706-0)

Event ID	Inspection	Inspection Date	Status
Mechnical Inspection			
104089	Condensate Lines	5/13/2022	Pass
104091	Final Mechanical	5/13/2022	Fail Without Penalty
	Access required to verify breaker 30 ah 25 cu		
104115	Final Mechanical	5/16/2022	Pass
104090	Rough Duct Insulation	5/13/2022	Pass

R203 Permit Messages For Permit (2111106-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
97449	Fencing - Footings	11/5/2021	Fail
	Plans and permit not posted or onsite (conversed with the person at premises) FBC-BCAP 105.6.2 and 105.6.7		
101655	Fencing - Footings	3/17/2022	Fail Without Penalty
	Visited Premises at 10:17 AM, and there was no one at premises, also, no permit package posted or present at the site. FBC-BCAP 105.6.2 and 105.7		
101823	Fencing - Footings	3/18/2022	Pass
101656	Fencing/ Gates - Final	3/17/2022	Fail Without Penalty
	Visited Premises at 10:17 AM, and there was no one at premises, also, no permit package posted or present at the site. FBC-BCAP 105.6.2 and 105.7		
101824	Fencing/ Gates - Final	3/18/2022	Pass
Zoning Inspection			
97450	Final Zoning	11/9/2021	Pass

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ROBERT & CONSUELO RUDAS REV TR RUDAS,R J &) CASE NO. 5677

CONSUELO S TRSTEES

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ROBERT & CONSUELO RUDAS REV TR RUDAS,R J & CONSUELO S TRSTEES

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5407 SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ROBERT & CONSUELO RUDAS REV TR RUDAS,R J & CONSUELO S TRSTEES

AT **12:59** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 2021.

(X) TYPE OF SERVICE

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.

____IANT

AFFSTATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this ____ day of ____, 2021, by _____ as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ROBERTO & CONSUELO RUDA REV TR RUDAS, R J & CONSUELO S TRSTEES Respondent(s)	Case No.: 5623

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 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: 5455 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: ROBERTO & CONSUELO RUDA REV TR RUDAS, R J & CONSUELO S TRSTEES, 5104 TURKEY TRACK RD PLACERVILLE, CA, 95667-9749

FOLIO NO.: 5142 30 27 0200

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 104.67,E 35.51 TO POB, E 20.00,S 51.67,W 20.00, N 51.67 TO POB AKA: UNIT D-20 LA ESTANCIA

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. 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; 5-17 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 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 17TH day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, 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 17 day of 11, 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
ROBERT & CONSUELO RUDAS REV TR RUDAS,R J & CONSUELO S TRSTEES	5104 TURKEY TRACK RD PLACERVILLE, CA 95667	5455 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5623 **Date Next Inspection** 11/17/2021

Notes
1. Fence installed without a permit. Obtain permit with plans and inspections.
2. Verify a/c if no permit was pulled for the current a/c then obtain permit with plans and inspection.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/18/2021		Notice of Violation	Regular Mail
10/22/2021	11/17/2021	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: 11/17/2021
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: 11/17/2021
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: 11/17/2021

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5455 SW 41 STREET, PEMBROKE PARK FL 33023
Property Owner	ROBERT & CONSUELO RUDAS REV TR RUDAS, R J & CONSUELO S TRSTEES
Mailing Address	5104 TURKEY TRACK RD PLACERVILLE CA 95667-9749

ID #	5142 30 27 0200
Millage	0613
Use	01 *

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 104.67,E 35.51 TO POB, E 20.00,S 51.67,W 20.00, N 51.67 TO POB AKA: UNIT D-20 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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$9,300	$177,280	$186,580	$154,340	
2021	$9,300	$177,280	$186,580	$140,310	
2020	$9,300	$143,180	$152,480	$127,560	$2,915.09

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$186,580	$186,580	$186,580	$186,580
Portability	0	0	0	0
Assessed/SOH	$154,340	$186,580	$154,340	$154,340
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	$154,340	$186,580	$154,340	$154,340

Sales History

Date	Type	Price	Book/Page or CIN
11/11/2015	D		115652996
9/14/2006	SWD	$193,600	42929 / 109
4/8/2004	WD*	$600,000	37326 / 934

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	1,033	SF
Adj. Bldg. S.F. (Card, Sketch)		1322
Units		1
Eff./Act. Year Built: 2007/2006		

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:

10/22/2021

Sent To:

ROBERT & CONSUELO RUDAS
REV TR RUDAS,R J & CONSUELO
S TRSTEES

5104 TURKEY TRACK RD
PLACERVILLE, CA 95667

Case #:

5623

Property Owner:

ROBERT & CONSUELO RUDAS
REV TR RUDAS,R J & CONSUELO
S TRSTEES

5104 TURKEY TRACK RD
PLACERVILLE, CA 95667

Certified Mail #:

Property Description:

514230270200

Legal Description:

11/04/2021 00:59

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2021

Sent To:

ROBERT & CONSUELO RUDAS
REV TR RUDAS,R J & CONSUELO
S TRSTEES

5104 TURKEY TRACK RD
PLACERVILLE, CA 95667

Case #:

5623

Property Owner:

ROBERT & CONSUELO RUDAS
REV TR RUDAS,R J & CONSUELO
S TRSTEES

5104 TURKEY TRACK RD
PLACERVILLE, CA 95667

Certified Mail #:

Property Description:

514230270200

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 104.67,E 35.51 TO
POB, E 20.00,S 51.67,W 20.00, N 51.67 TO
POB AKA: UNIT D-20 LA ESTANCIA

AKA:

5455 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.	60

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)	60
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)	60

1. Fence installed without a permit. Obtain permit with plans and inspections.
2. Verify a/c if no permit was pulled for the current a/c then obtain permit with plans and inspection.
3. 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 17th day of November, 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.

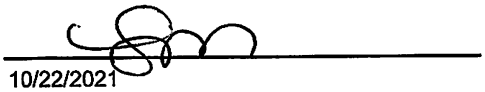
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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



10/22/2021

Job Address 5455 Find Clear

SEARCH - [CLOSE]

	Permit #	Folio #	Company	Job Address	Status	Job
72076	091713-0	5142302703	ATLAS PLUMBING OF HOLLYWOO	5455 SW 41 Street	Permit Complet	Commercial Backflow
73064	103605-0	5142302703	ATLAS PLUMBING OF HOLLYWOO	5455 SW 41 Street Pembroke Park, FL	Permit Complet	Commercial Backflow
74793	124438-0	5142301802	A & D Air Conditioning & Refrig	5455 SW 34 St PEMBROKE PARK, FL	Permit Complet	Residential A.C. Changeouts
93151	2110970-0	5142302702	HAC COOLING CORP	5455 SW 41 ST	Permit Issued	Residential A.C. Changeouts
93213	2111106-0	5142302702	EVOLUTION CONTRACTC CORP	5455 SW 41 ST, UNIT 20D	Permit Issued	Residential Fences - STRUCTURAL
93215		5142302702	EVOLUTION CONTRACTC CORP	5455 SW 41 ST UNIT 20D	Plan Review	Residential Slab - Future Structure

From: CONSUELO RUDAS
Sent: Wednesday, April 21, 2021 10:56 AM
To: Teressa Malcolm
Cc: info@haccooling.com
Subject: Extension request for case 5623

Dear Miss Teressa Malcom,

Dear Miss Teresa Malcolm,
Robert and Consuelo Rudas, we are the owners of 5455 SW 41st Street and we are requesting and extension for case 5623.
the licensed contractor for the AC is trying diligently, to get the approval from the association and they are stopping the process. The contractor by law since he is an independent contractor and only one person in his company, he is exempt from carrying workman's compensation insurance. The association is requesting this. I read the condo documents and there is no mention of such a regulation on the condo document. We are dealing with this issue.
All the paperwork is in order we are just waiting for the approval letter for the AC.
For the fence and concreted patio, I did get the approval from the prior association.

Thank you so much for your time and please let us know of the extension by sending us an email to rudas@bellsouth.net

Consuelo S. Rudas

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.

Extension was granted for an additional 30 days - new date is May, 17. 2021 from - April 17. 2021
4.21.2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ROBERT & CONSUELO RUDAS REV TR RUDAS,R J & CONSUELO S TRSTEES 5104 TURKEY TRACK RD PLACERVILLE, CA 95667	5623	03/18/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
ROBERT & CONSUELO RUDAS REV TR RUDAS,R J & CONSUELO S TRSTEES 5104 TURKEY TRACK RD PLACERVILLE, CA 95667	514230270200	
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 104.67,E 35.51 TO POB, E 20.00,S 51.67,W 20.00, N 51.67 TO POB AKA: UNIT D-20 LA ESTANCIA	5455 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. Fence installed without a permit. Obtain permit with plans and inspections.
2. Verify a/c if no permit was pulled for the current a/c then obtain permit with plans and inspection.
3. 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

5455
03/18/2021 12:27

03/18/2021 12:29

03/18/2021 12:29

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 Closed **Case #** 5840

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
7/21/2021	7/20/2021	Final Order	Certified Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
11/17/2021		Affidavit of Non-Compliance	Certified Mail
11/17/2021	11/17/2021	Supplemental Order/Claim of Lien	Certified Mail
5/11/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
6/21/2022		Affidavit of Compliance	Regular Mail
7/5/2022	7/20/2022	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.	6/21/2022

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)	6/21/2022
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)	6/21/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	6/21/2022	$12,300.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$12,400.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$12,400.00**

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$

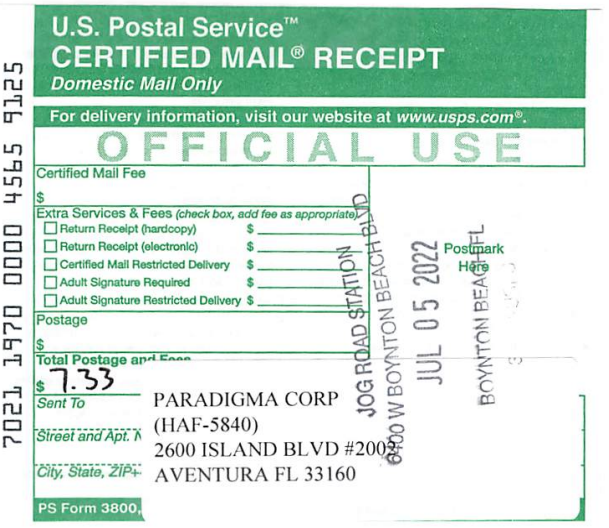
Sent To
Street and Apt. No
City, State, ZIP+4

PARADIGMA CORP
(HAF-5840)
5100 SW 41 STREET #219
PEMBROKE PARK, FL 33023

PS Form 3800,

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS

7021 1970 0000 4565 9132



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 7.33

Sent To
Street and Apt. N
City, State, ZIP+

PARADIGMA CORP
(HAF-5840)
2600 ISLAND BLVD #2002
AVENTURA FL 33160

PS Form 3800,

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
Postmark Here
BOYNTON BEACH FL

7021 1970 0000 4565 9125

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:

PARADIGMA CORP
(HAF-5840)
2600 ISLAND BLVD #2002
AVENTURA FL 33160

9590 9402 6921 1104 8182 05

2. Article Number (Transfer from service label)
7021 1970 0000 4565 9125

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Covid 19 [signature] ☐ Agent ☐ Addressee

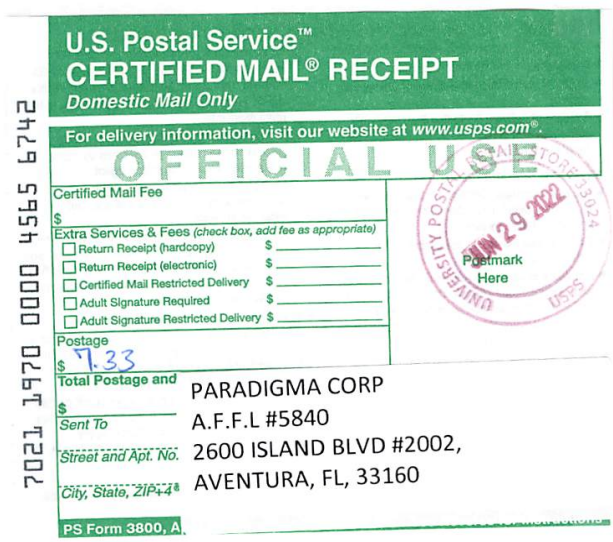
B. Received by (Printed Name) Delivered Mail Box
C. Date of Delivery 7/7/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

JUL - 8 2022

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To PARADIGMA CORP

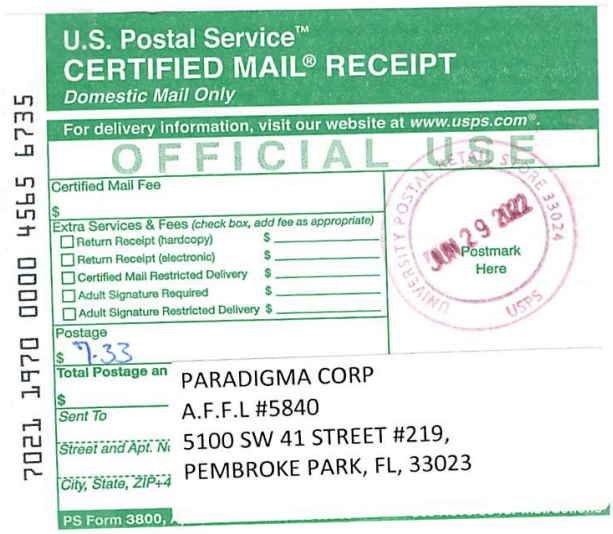
Street and Apt. No. A.F.F.L #5840

City, State, ZIP+4® 2600 ISLAND BLVD #2002, AVENTURA, FL, 33160

PS Form 3800, A

UNIVERSITY POSTAL STATION FLORIDA 33024 JAN 29 2022 Postmark Here USPS

7021 1970 0000 4565 6742



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage an
$

Sent To PARADIGMA CORP

Street and Apt. Nu A.F.F.L #5840

City, State, ZIP+4 5100 SW 41 STREET #219, PEMBROKE PARK, FL, 33023

PS Form 3800,

UNIVERSITY POSTAL STATION FLORIDA 33024 JAN 29 2022 Postmark Here USPS

7021 1970 0000 4565 6735

7021 1970 0000 4565 5165
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Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
HOLLYWOOD FL 33021
MAY 13 2022
Postmark Here
PARADIGMA CORP
N.H.A.F #5840
5100 SW 41 STREET #219,
PEMBROKE PARK, FL, 33023

7021 1970 0000 4565 5172
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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
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Total Postage and
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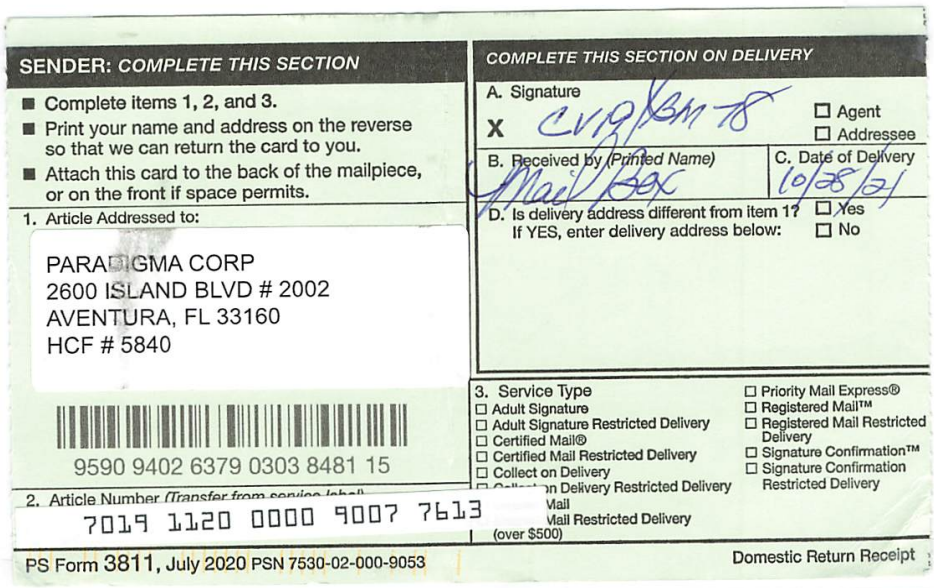
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
HOLLYWOOD FL 33021
MAY 13 2022
Postmark Here
PARADIGMA CORP
N.H.A.F #5840
2600 ISLAND BLVD #2002,
AVENTURA, FL, 33160



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:

PARADIGMA CORP
2600 ISLAND BLVD # 2002
AVENTURA, FL 33160
HCF # 5840

9590 9402 6379 0303 8481 15

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7613

COMPLETE THIS SECTION ON DELIVERY

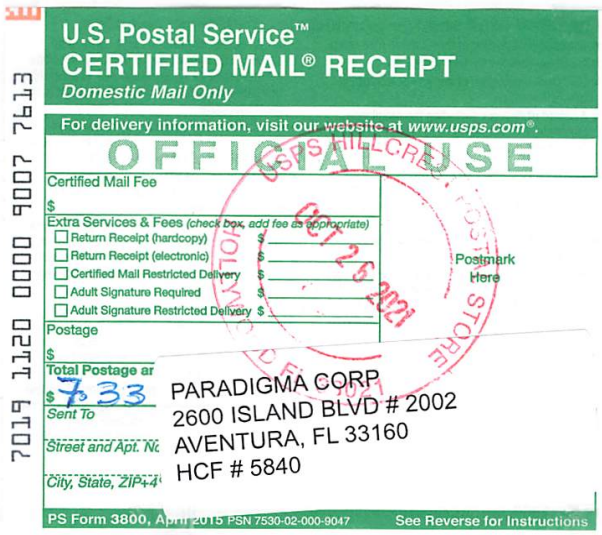
A. Signature
X CV19/BM 78 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Mail Box C. Date of Delivery 10/28/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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



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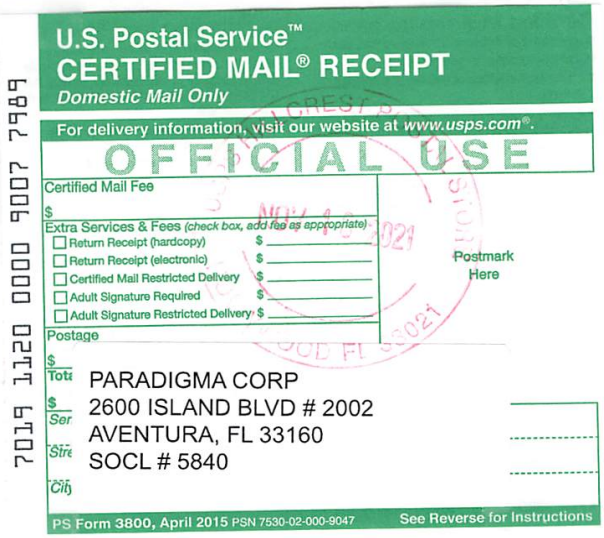
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage ar
$ 7.33
Sent To
Street and Apt. No
City, State, ZIP+4

Postmark Here
OCT 26 2021

PARADIGMA CORP
2600 ISLAND BLVD # 2002
AVENTURA, FL 33160
HCF # 5840

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7613



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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
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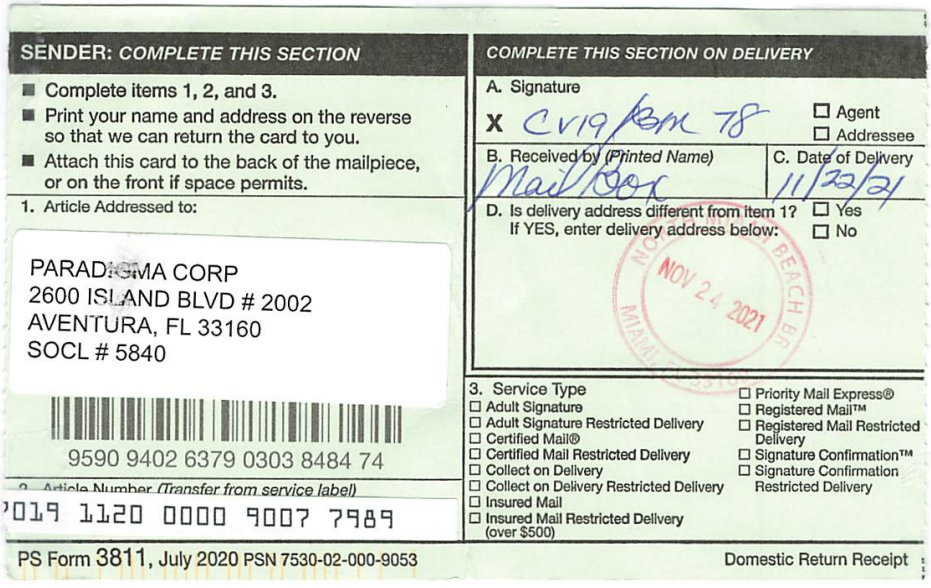
PARADIGMA CORP
2600 ISLAND BLVD # 2002
AVENTURA, FL 33160
SOCL # 5840

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7989



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1. Article Addressed to:

PARADIGMA CORP
2600 ISLAND BLVD # 2002
AVENTURA, FL 33160
SOCL # 5840

9590 9402 6379 0303 8484 74

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7989

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X CV19/BM 78 ☐ Agent ☐ Addressee

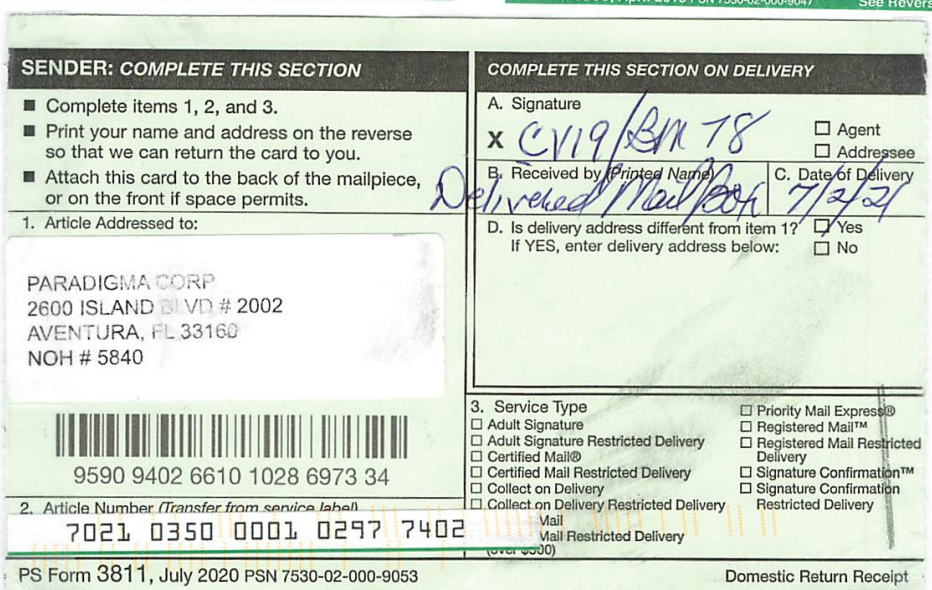
B. Received by (Printed Name) Mail Box C. Date of Delivery 11/22/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

NOV 24 2021

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 7396

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- ☐ 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
$ 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

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7402

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- ☐ 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
$ 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

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6467

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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 $

Postmark Here

WEST HOLLYWOOD HILLS
JUL 21 2021
HOLLYWOOD FL 33023

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To
Street and Apt. No.
City, State, ZIP+4®

PARADIGMA CORP / CURRENT TENANT
5100 SW 41 ST #219
PEMBROKE PARK, FL 33023
FO # 5840

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6450

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

WEST HOLLYWOOD HILLS
JUL 21 2021
HOLLYWOOD FL 33023

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To
Street and Apt. No.,
City, State, ZIP+4®

PARADIGMA CORP
2600 ISLAND BLVD # 2002
AVENTURA, FL 33160
FO # 5840

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:

PARADIGMA CORP
2600 ISLAND BLVD # 2002
AVENTURA, FL 33160
NOH # 5840

9590 9402 6610 1028 6973 34

2. Article Number (Transfer from service label)

7021 0350 0001 0297 7402

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X CV19/BM 78 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Delivered Mail Box
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
- ☐ 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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL®
7021 0350 0001 0297 7396

Hasler
06/30/2021
US POSTAGE $006.96⁰
ZIP 33023
011D10656696

PARADIGMA CORP / CURRENT TENANT
5100 SW 41 ST #219
PEMBROKE PARK, FL 33023
NOH # 5840

RECEIVED JUL 12 2021

NIXIE 331 DE 1 0007/10/21
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 33023541350 *0506-04072-30-42

33023>5413

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:
PARADIGMA CORP / CURRENT TENANT
5100 SW 41 ST #219
PEMBROKE PARK, FL 33023
NOH # 5840

9590 9402 6610 1028 6963 82

Article Number (Transfer from service label)
7021 0350 0001 0297 6467

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
☐ Agent
☐ Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
PARADIGMA CORP
2600 ISLAND BLVD # 2002
AVENTURA, FL 33160
FO # 5840

9590 9402 6610 1028 6963 75

2. Article Number (Transfer from service label)
7021 0350 0001 0297 6450

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X CV19 / BM78
☐ Agent
☐ Addressee
B. Received by (Printed Name) Delivered Mail Box
C. Date of Delivery 7/22/21
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
(over $500)

Domestic Return Receipt

CERTIFIED MAIL®

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7021 0350 0001 0297 7396

Hasler
06/30/2021
US POSTAGE $006.96⁰

ZIP 33023
011D10656696

PARADIGMA CORP / CURRENT TENANT
5100 SW 41 ST #219
PEMBROKE PARK, FL 33023
NOH # 5840

RECEIVED JUL 12 2021

NIXIE 331 DE 1 0007/10/21
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 33023541350 *0506-04072-30-42

33023>5413

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:

PARADIGMA CORP / CURRENT TENANT
5100 SW 41 ST #219
PEMBROKE PARK, FL 33023
FO # 5840

9590 9402 6610 1028 6963 82

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 6467

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail 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:

PARADIGMA CORP
2600 ISLAND BLVD # 2002
AVENTURA, FL 33160
FO # 5840

9590 9402 6610 1028 6963 75

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 6450

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X CV19 / BM78 ☐ Agent ☐ Addre

B. Received by *(Printed Name)* Delivered Mail Box | C. Date of Deli 7/22/2

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
☐ Delivery Restricted Delivery
☐ Mail
Mail Restricted Delivery
(over $500)
☐ Priority Mail Express
☐ Registered Mail™
☐ Registered Mail Rest Delivery
☐ Signature Confirmati
☐ Signature Confirmati Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Rec

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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$9,440	$84,980	$94,420	$85,610	
2021	$8,610	$77,490	$86,100	$77,830	$1,727.15
2020	$7,900	$71,130	$79,030	$70,760	$1,580.91

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$94,420	$94,420	$94,420	$94,420
Portability	0	0	0	0
Assessed/SOH	$85,610	$94,420	$85,610	$85,610
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	$85,610	$94,420	$85,610	$85,610

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: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 #219

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 #219

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PARADIGMA CORP AT 1:58 P.M. ON THE 7 DAY OF JULY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

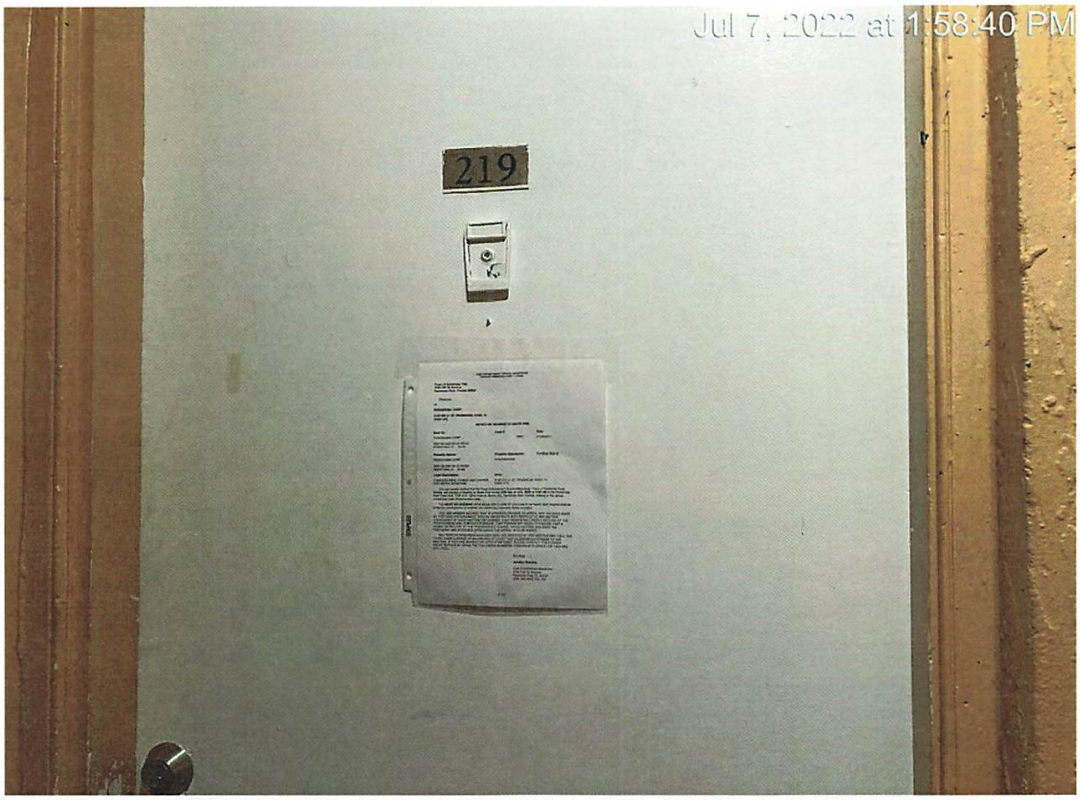
Erik Richwagen
AFFIANT

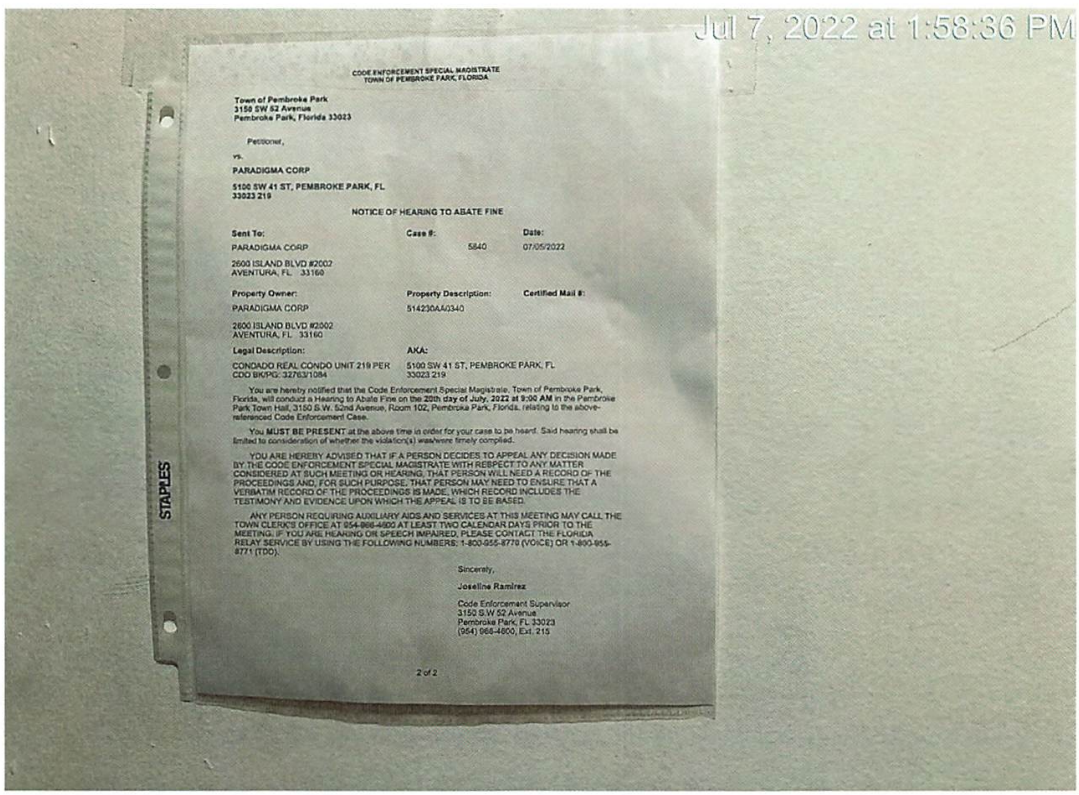
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


Jul 7, 2022 at 1:58:40 PM
219


Jul 7, 2022 at 1:58:36 PM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PARADIGMA CORP
5100 SW 41 ST, PEMBROKE PARK, FL
33023 219
NOTICE OF HEARING TO ABATE FINE
Sent To:
PARADIGMA CORP
2600 ISLAND BLVD #2002
AVENTURA, FL 33160
Case #:
5840
Date:
07/05/2022
Property Owner:
PARADIGMA CORP
2600 ISLAND BLVD #2002
AVENTURA, FL 33160
Property Description:
514230AA0340
Certified Mail #:
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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 20th day of July, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
You 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
2 of 2
STAPLES

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PARADIGMA CORP

5100 SW 41 ST, PEMBROKE PARK, FL 33023 219

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PARADIGMA CORP	5840	07/05/2022
2600 ISLAND BLVD #2002 AVENTURA, FL 33160		

Property Owner:	**Property Description:**	**Certified Mail #:**
PARADIGMA CORP	514230AA0340	
2600 ISLAND BLVD #2002 AVENTURA, FL 33160		

Legal Description:	**AKA:**
CONDADO REAL CONDO UNIT 219 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 219

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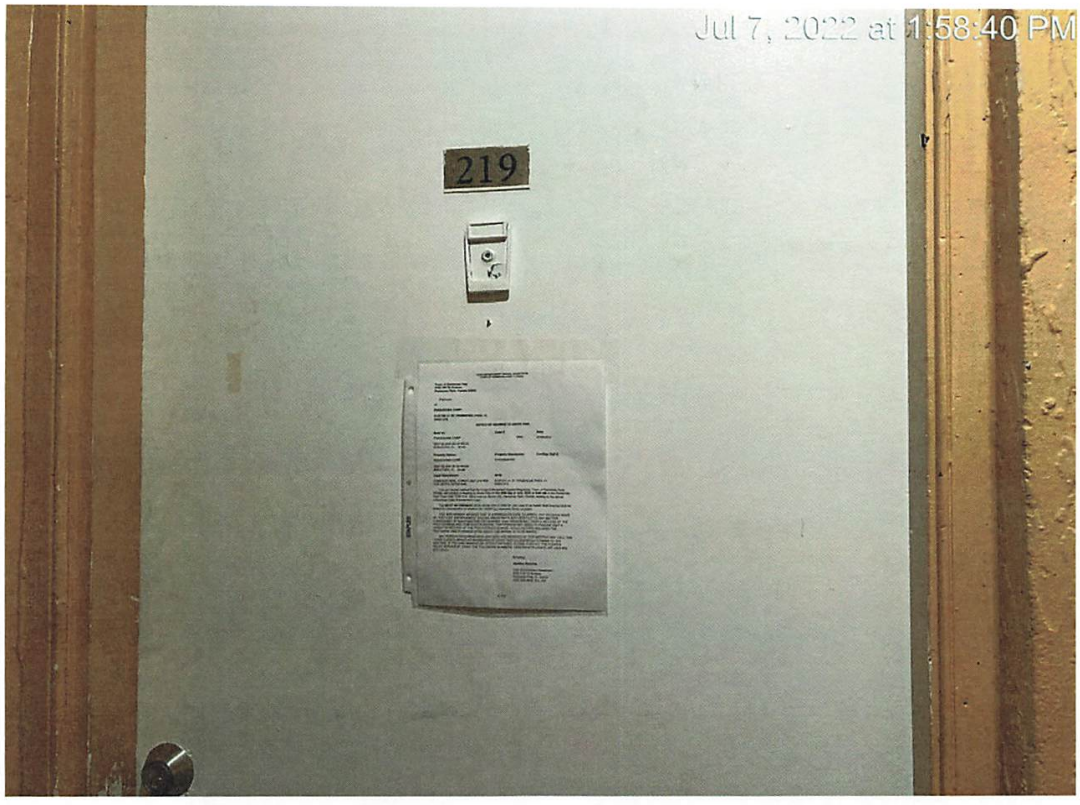
Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215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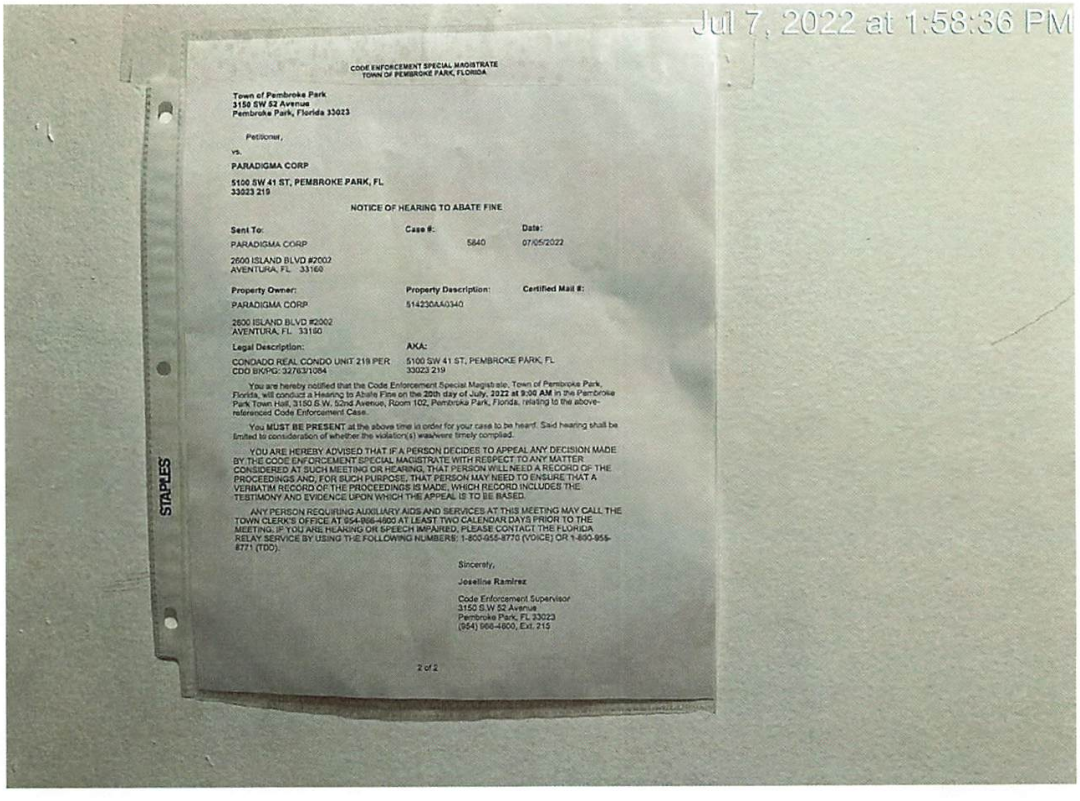
Jul 7, 2022 at 1:58:36 PM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PARADIGMA CORP
5100 SW 41 ST, PEMBROKE PARK, FL
33023 219
NOTICE OF HEARING TO ABATE FINE
Sent To:
Case #:
Date:
PARADIGMA CORP
5840
07/05/2022
2600 ISLAND BLVD #2002
AVENTURA, FL 33160
Property Owner:
Property Description:
Certified Mail #:
PARADIGMA CORP
514230AA0340
2600 ISLAND BLVD #2002
AVENTURA, FL 33160
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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 20th day of July, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
You 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.
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Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
2 of 2
STAPLES

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON EXHIBIT A

Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINES AND LIENS

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022 authorizing the Town of Pembroke Park to file Foreclosure of Fines and Liens against Respondents pursuant to the Special Magistrate's Final Orders and the Special Magistrate's Confirmation of the Fines and Liens entered previously, a copy of which is attached hereto as Exhibit A, and there being no compliance and/or payment to date by Respondents. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien of the cases attached hereto as Exhibit A.
2. The Special Magistrate reserves jurisdiction to enforce this Order, and to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15 day of June 2022

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF
BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline

Ramirez, Code Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: June 17, 2022.

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seekjudicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Exhibit A

NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
1	5840	PARADIGMA CORP	5100 SW 41 ST #219, PEMBROKE PARK, FL 33009	NO
2	5706	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
3	5701	2400 SW 30 LLC	2400 SW 30 AVE BAY B, PEMBROKE PARK, FL 33009	NO
4	5702	2400 SW 30 LLC	2400 SW 30 AVE BAY A, PEMBROKE PARK, FL 33009	NO
5	5195	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
6	5006	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR 26608	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
7	4863	CAP5000 LLC	2601 S PARK ROAD	NO
8	4902	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC.	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
9	5297	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
10	5523	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
11	4400	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
12	4869	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
13	4306	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
14	4566	3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	3535 SW 52 AVENUE	NO
15	4920	LEONEL A. RODRIGUEZ	3900 SW 52ND AVE, PEMBROKE PARK, FL 33023	
16	4911	FINE LINE INTERIORS INC	2530 SW 30TH AVE, PEMBROKE PARK, FL 33009	
17	4876	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL 33009	NO
18	4601	E&M PROPERTIES 2665 LLC	2649 S PARK RD, PEMBROKE PARK, FL 33009	NO

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PARADIGMA CORP

5100 SW 41 ST, PEMBROKE PARK, FL 33023 219

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
PARADIGMA CORP	5840	05/11/2022
2600 ISLAND BLVD #2002 AVENTURA, FL 33160		

Property Owner:	**Property Description:**	**Certified Mail #:**
PARADIGMA CORP	514230AA0340	
2600 ISLAND BLVD #2002 AVENTURA, FL 33160		

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 summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Towrls request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: June 6, 2022
INVOICE # 430
FOR:

Case # 5840
PARADIGMA CORP
5100 SW 41 ST,
PEMBROKE PARK, FL, 33023

Bill To:
PARADIGMA CORP
2600 ISLAND BLVD #2002,
AVENTURA, FL, 33160

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Code Section 5-105; 5-17; 12-76(a) Final Order 07/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
239	Day(s) of Per Diem from (10/19/2021-06/15/2022)	$ 50.00	$ 11,950.00
1	Recorded Lien Fee	$ 48.50	$ 48.50
		Balance	$ 12,098.50

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Instr# 117785127 , Page 1 of 5, Recorded 12/07/2021 at 11:20 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PARADIGMA CORP
Respondent(s)

Case No.: **5840**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on July 20th, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5100 SW 41 ST #219, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PARADIGMA CORP, 2600 ISLAND BLVD #2002, AVENTURA, FL 33160

FOLIO NO.: 5142 30 AA 0340

1. The Special Magistrate entered a Final Order on July 20th, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105; 5-17; 12-76(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on July 20th, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) has not complied with the Final Order issued on July 20th, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$1,600.00** (ONE THOUSAND SIX HINDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

CONDADO REAL CONDO UNIT 219 PER CDO BK/PG: 32763/1084

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Teressa Malcolm, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: November 17, 2021.

Notary Public, state of Florida

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

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.

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 17 day of 11, 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, vs. PARADIGMA CORP Respondent(s)	)	Case No.: 5840

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 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: 5100 SW 41 ST #219, PEMBROKE PARK FL 33023

PROPERTY OWNER: PARADIGMA CORP, 2600 ISLAND BLVD #2002, AVENTURA, FL 33160

FOLIO NO.: 514230AA0340

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 219 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105;5-17;12-76(a). 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 mentioned 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;12-76(a). **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 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 20TH day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, 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 20th day of July, 2021.

Teressa Malcolm
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

DATE: November 17, 2021
INVOICE # 5840
FOR:

Case # 5840
Paradigma Corp

5100 SW 41 ST,
Pembroke Park, FL 33023

Bill To:

Paradigma Corp.
2600 Island Blvd # 2002
Aventura, FL 33160

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105		
	Final Order issued 07/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
30	Day(s) of Per Diem from (10/18/2021-11/17/2021)	$ 50.00	$ 1,500.00
		Balance	$1,600.00

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. 213

THANK YOU FOR YOUR BUSINESS!

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PARADIGMA CORP
Respondent(s)

Case No.: **5840**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on July 20th, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5100 SW 41 ST #219, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PARADIGMA CORP, 2600 ISLAND BLVD #2002, AVENTURA, FL 33160

FOLIO NO.: 5142 30 AA 0340

1. The Special Magistrate entered a Final Order on July 20th, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105; 5-17; 12-76(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on July 20th, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) has not complied with the Final Order issued on July 20th, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$1,600.00** (ONE THOUSAND SIX HINDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

CONDADO REAL CONDO UNIT 219 PER CDO BK/PG: 32763/1084

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Teressa Malcolm, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

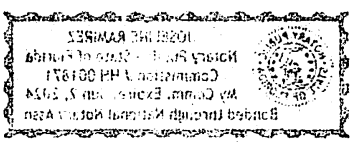
WITNESS my hand and official in the County and State aforesaid this date: November 17, 2021.

Notary Public, state of Florida

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

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.

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 17 day of 11, 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, vs. PARADIGMA CORP Respondent(s)	)	Case No.: 5840

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 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: 5100 SW 41 ST #219, PEMBROKE PARK FL 33023

PROPERTY OWNER: PARADIGMA CORP, 2600 ISLAND BLVD #2002, AVENTURA, FL 33160

FOLIO NO.: 514230AA0340

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 219 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105;5-17;12-76(a). 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 mentioned 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;12-76(a). **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 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 20TH day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, 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 20th day of July, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
PARADIGMA CORP 2600 ISLAND BLVD #2002 AVENTURA, FL 33160	5840	11/17/2021 12:00:00 AM

Property Owner:	Property Description:
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

Mailing Purposes Only

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.

PARADIGMA CORP

5100 SW 41 ST, PEMBROKE PARK, FL 33023 219

Respondent(s)

Case #:

5840

On 11/17/2021 I TERESSA MALCOLM 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: PARADIGMA CORP

Address: 2600 ISLAND BLVD #2002 AVENTURA, FL 33160

Folio: 514230AA0340

Site Address: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 219

Legal Description: CONDADO REAL CONDO UNIT 219 PER CDO BK/PG: 32763/1084

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
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: 11/17/2021

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 11/17/2021

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.

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** 11/17/2021

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
7/21/2021	7/20/2021	Final Order	Certified Mail
10/25/2021	11/17/2021	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: 11/17/2021
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: 11/17/2021
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: 11/17/2021

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$1,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$1,200.00**

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 41 St
#219
Pembroke Park
FL 33023

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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$8,610	$77,490	$86,100	$85,610	
2021	$8,610	$77,490	$86,100	$77,830	$1,727.15
2020	$7,900	$71,130	$79,030	$70,760	$1,580.91

2022 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	$85,610	$86,100	$85,610	$85,610
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	$85,610	$86,100	$85,610	$85,610

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 **12:51** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 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.

(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

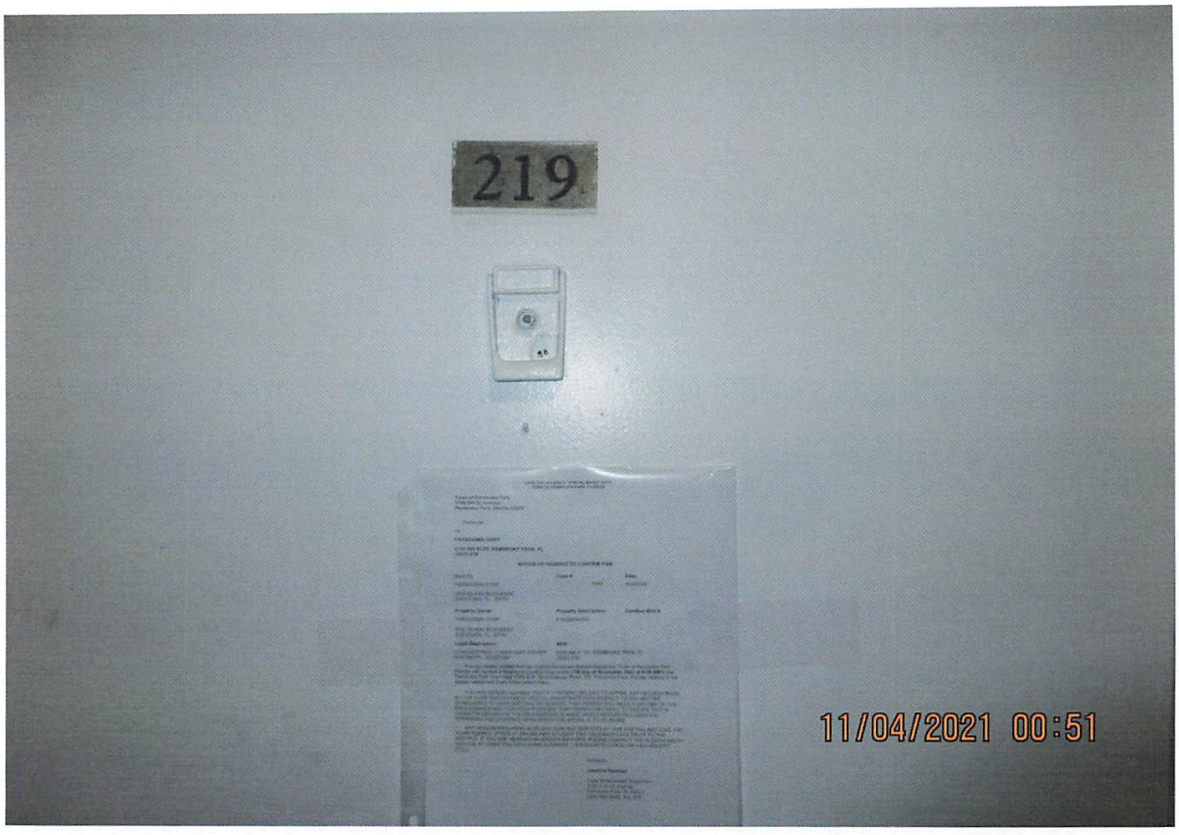
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of 11, 2021, by Teressa malcom 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

Petitioner,

vs.

PARADIGMA CORP

5100 SW 41 ST, PEMBROKE PARK, FL 33023 219

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PARADIGMA CORP 2600 ISLAND BLVD #2002 AVENTURA, FL 33160	5840	10/25/2021

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

11/04/2021 00:51

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PARADIGMA CORP

5100 SW 41 ST, PEMBROKE PARK, FL 33023 219

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PARADIGMA CORP	5840	10/25/2021
2600 ISLAND BLVD #2002 AVENTURA, FL 33160		

Property Owner:	**Property Description:**	**Certified Mail #:**
PARADIGMA CORP	514230AA0340	
2600 ISLAND BLVD #2002 AVENTURA, FL 33160		

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 Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 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.	)	
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.

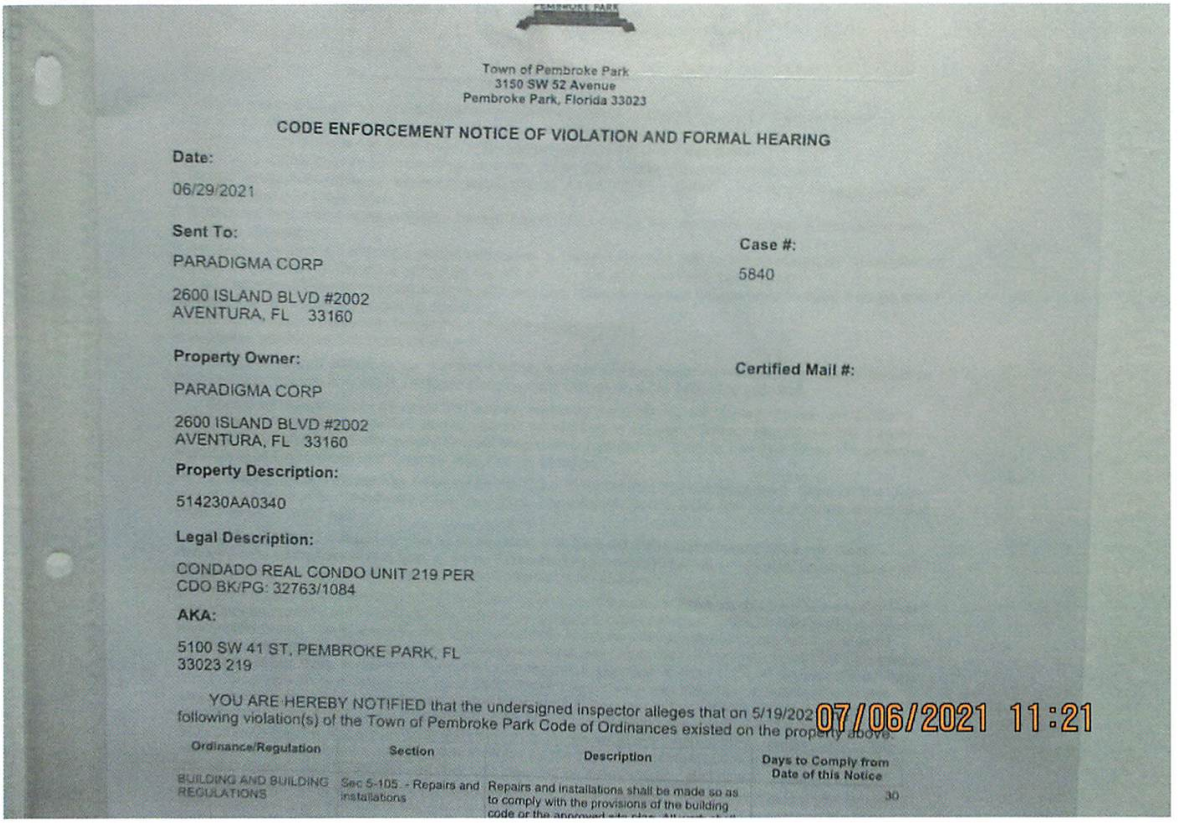
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [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 ____ 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

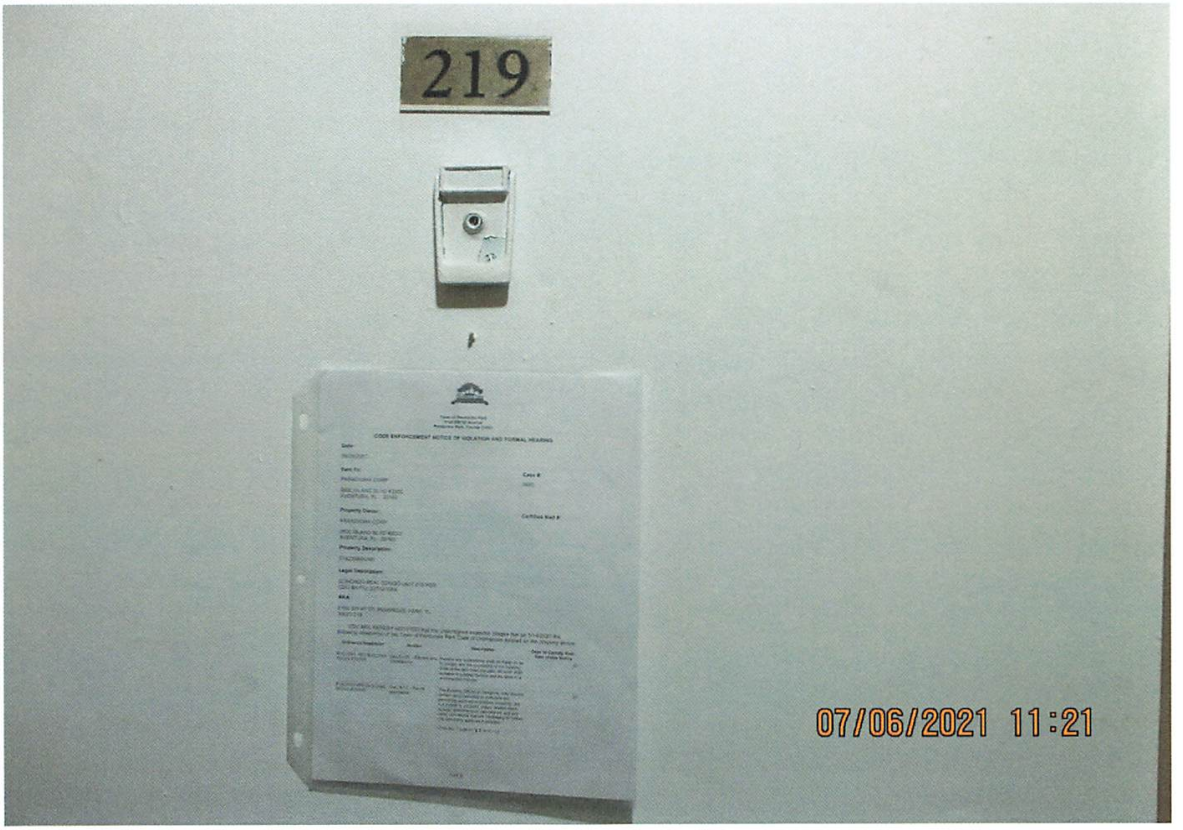
AKA:

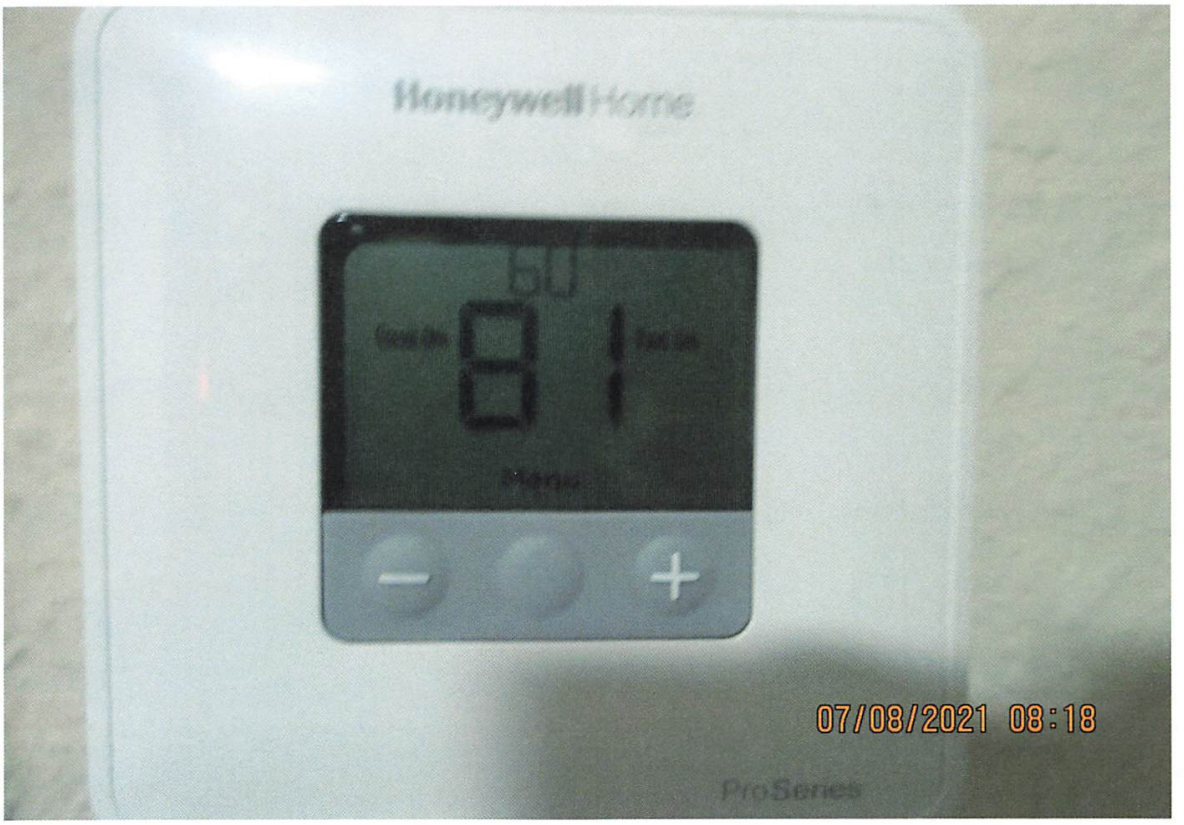
5100 SW 41 ST, PEMBROKE PARK, FL
33023 219

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/19/202 following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

07/06/2021 11:21

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 ada plans. All work shall	30




Honeywell Home
60
81
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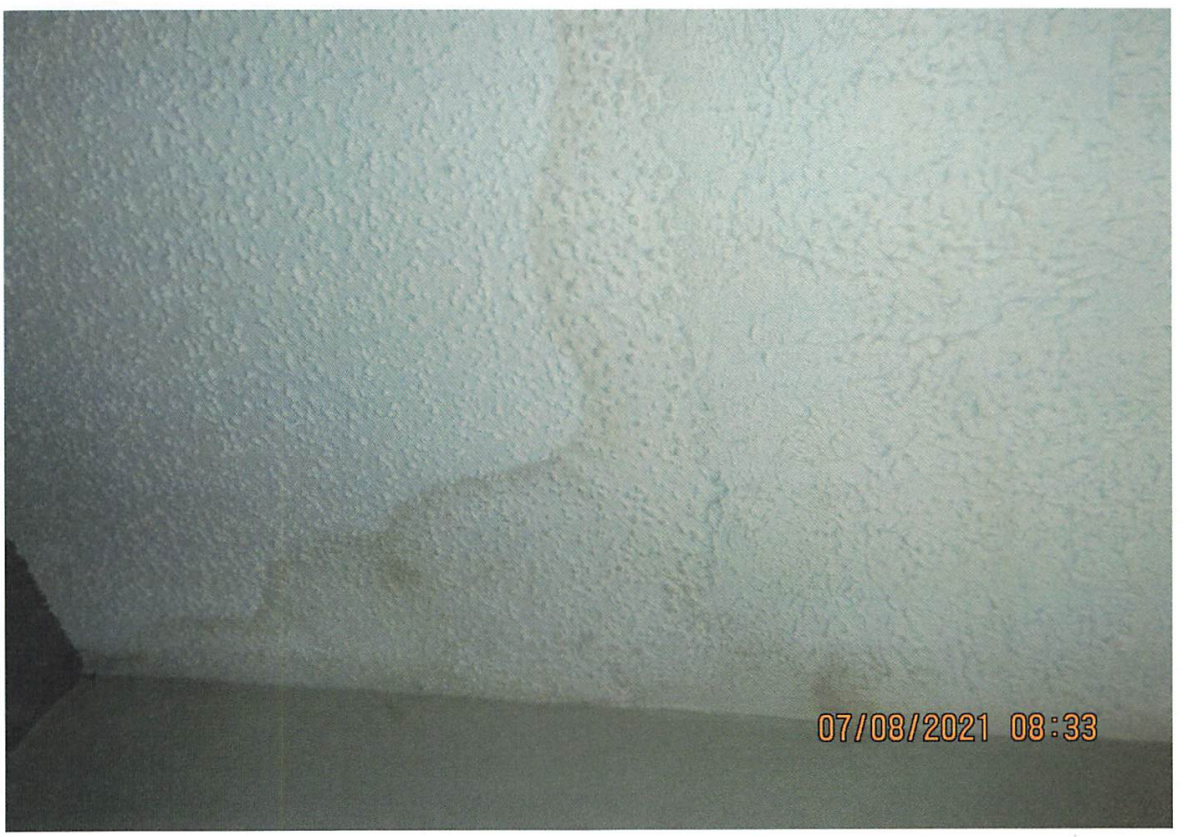
ProSeries

SIZE:(16"X20"X1")
INSTALLATION NOTE
07/08/2021 08:18

07/08/2021 08:32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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.

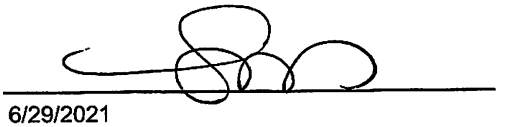
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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
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. 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. A double permit fee has been assessed.

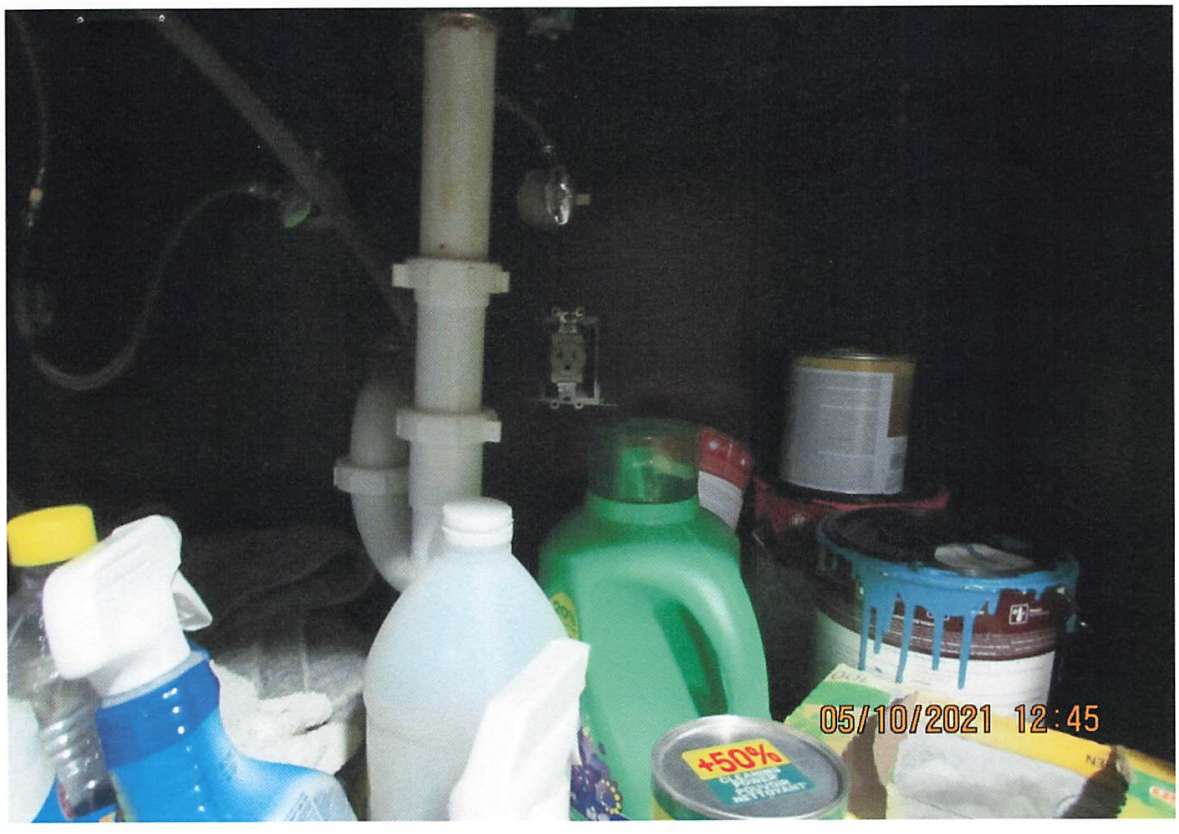
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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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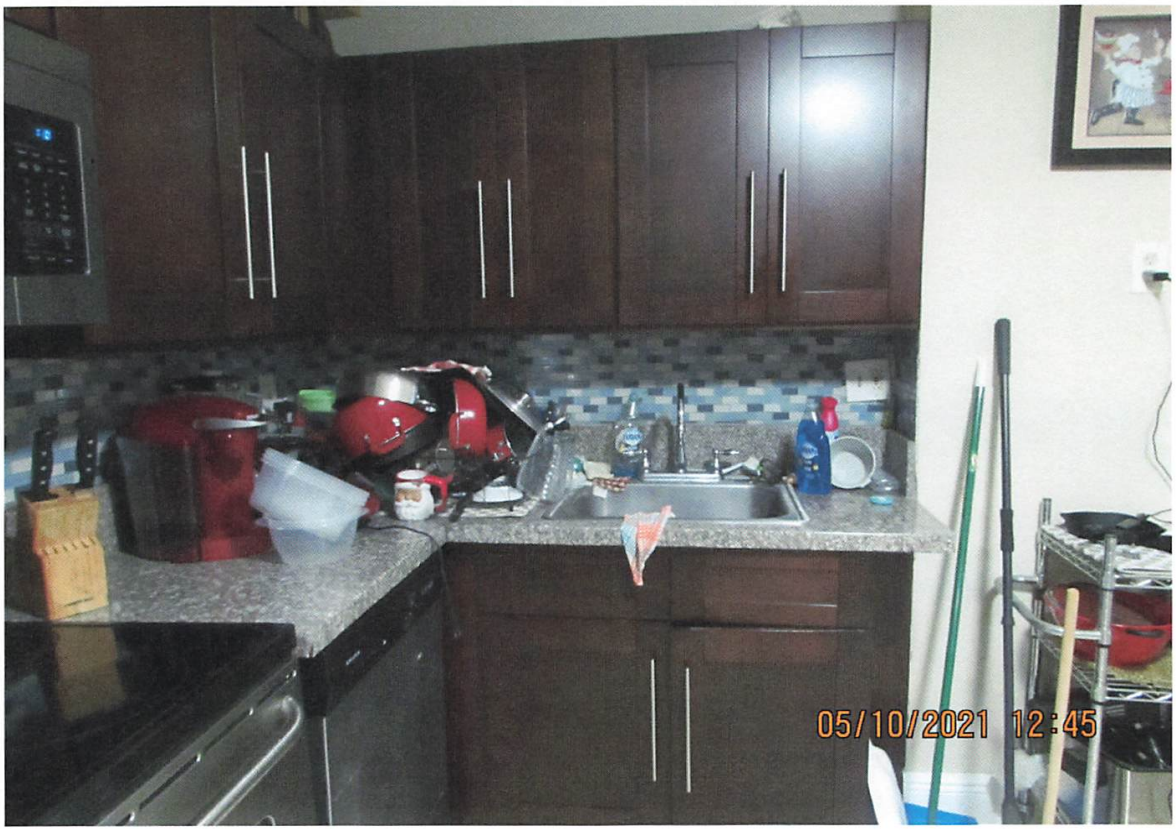
+50%

05/10/2021 12:45

05/10/2021 12:45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05/10/2021 12:45

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05/10/2021 12:44

05/10/2021 12:44

05/10/2021 12:43

05/10/2021 12:43

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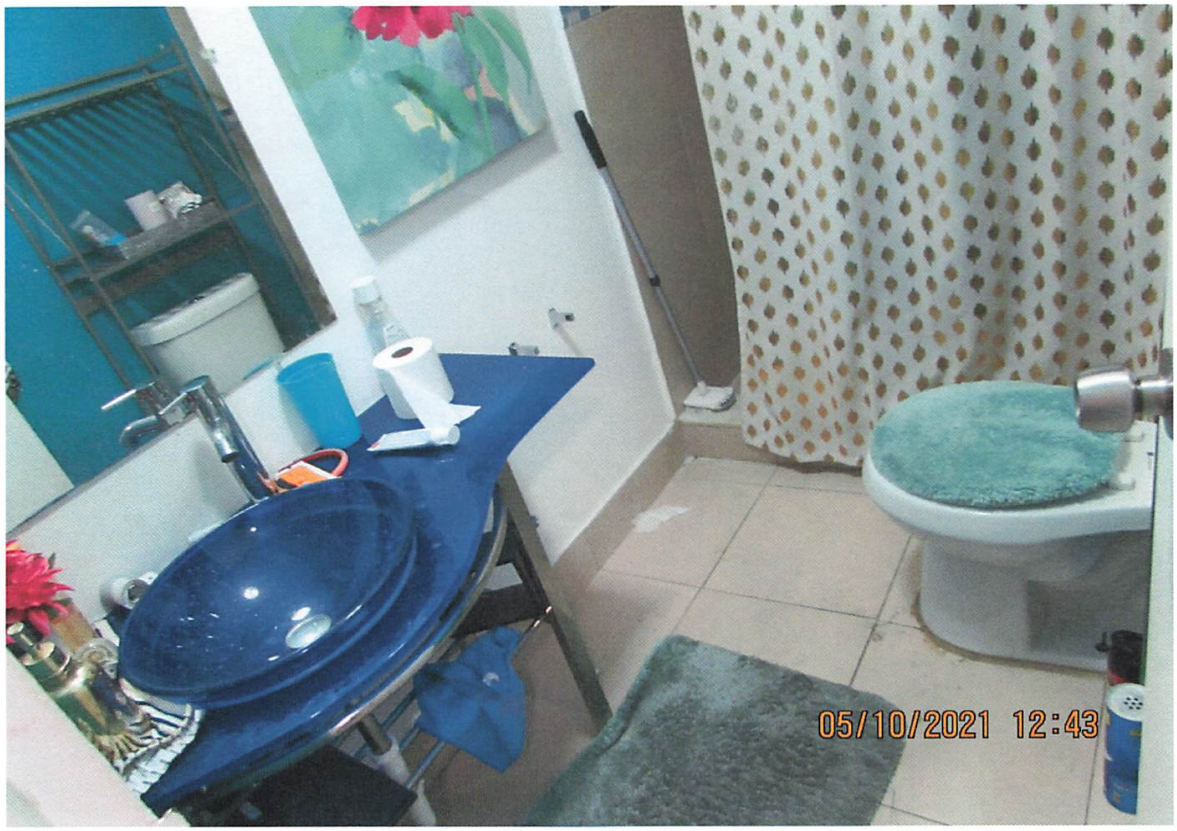
05/10/2021 12:43

05/10/2021 12:43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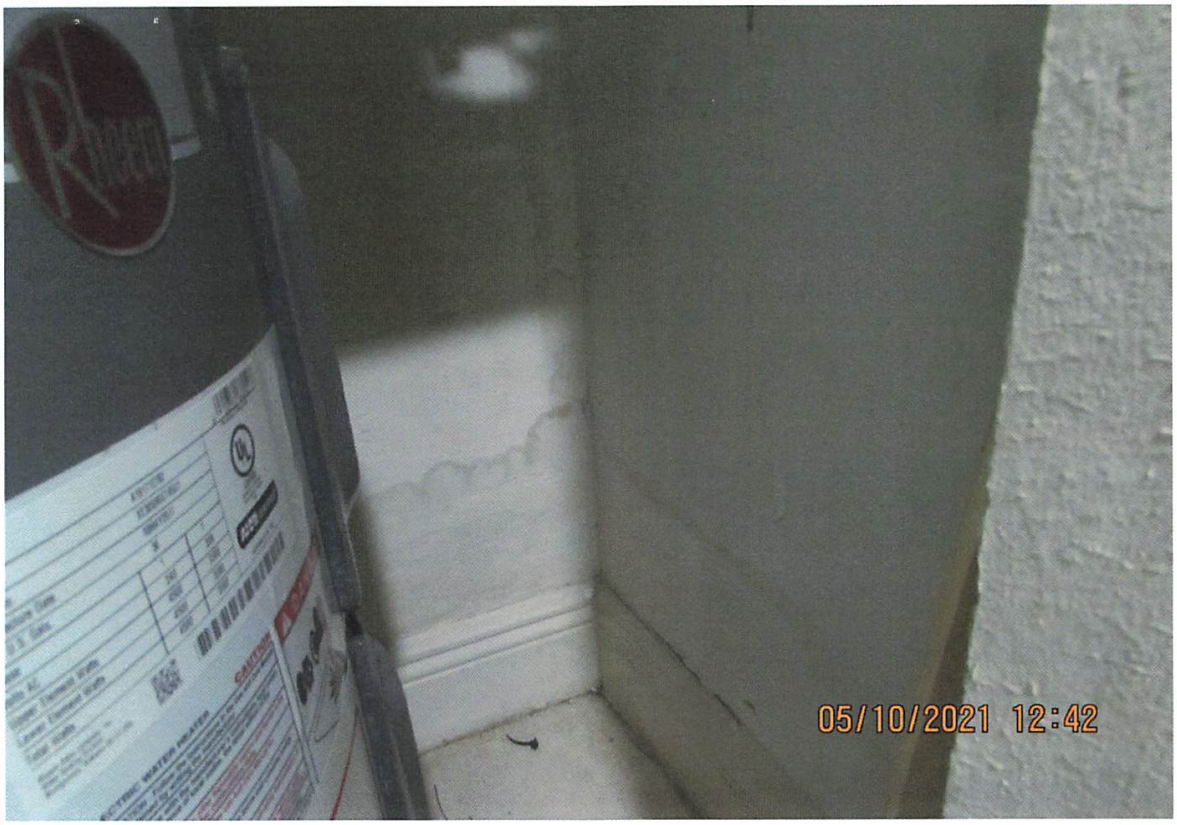
05/10/2021 12:42

AIR SO
05/10/2021 12:42

05/10/2021 12:42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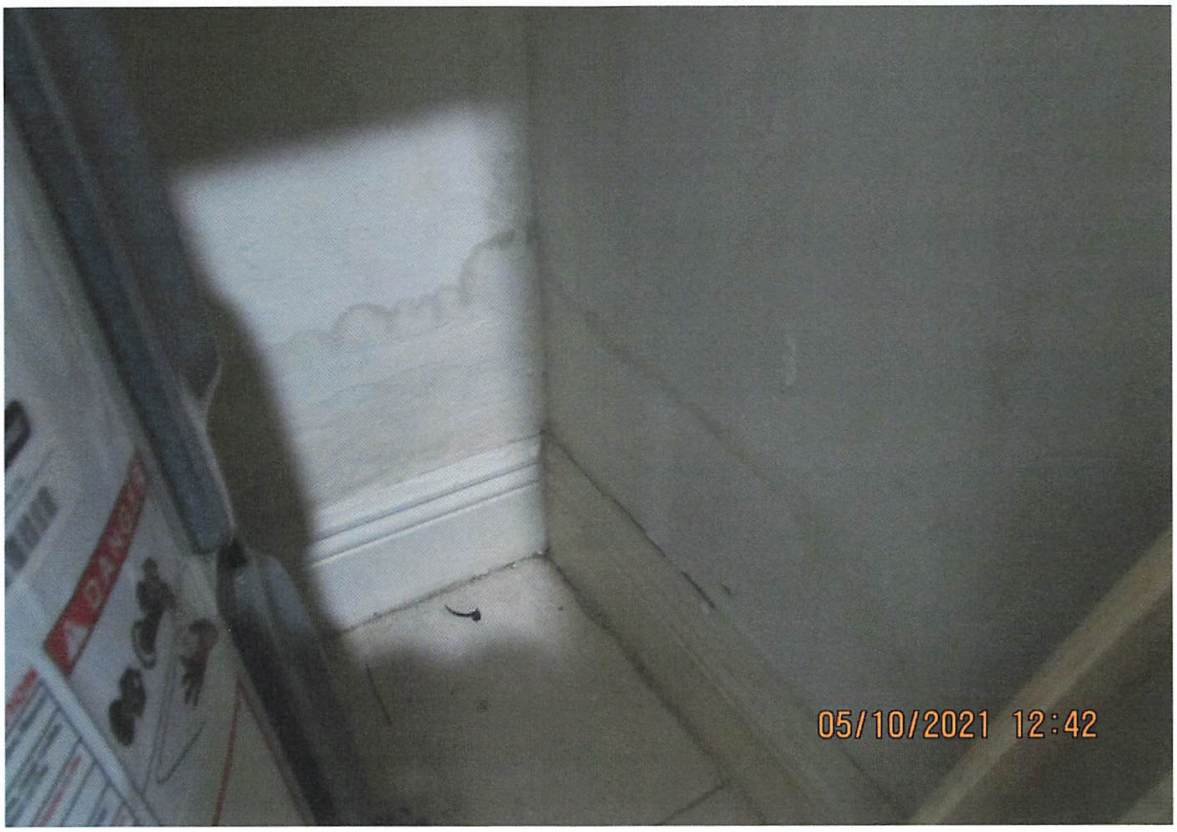
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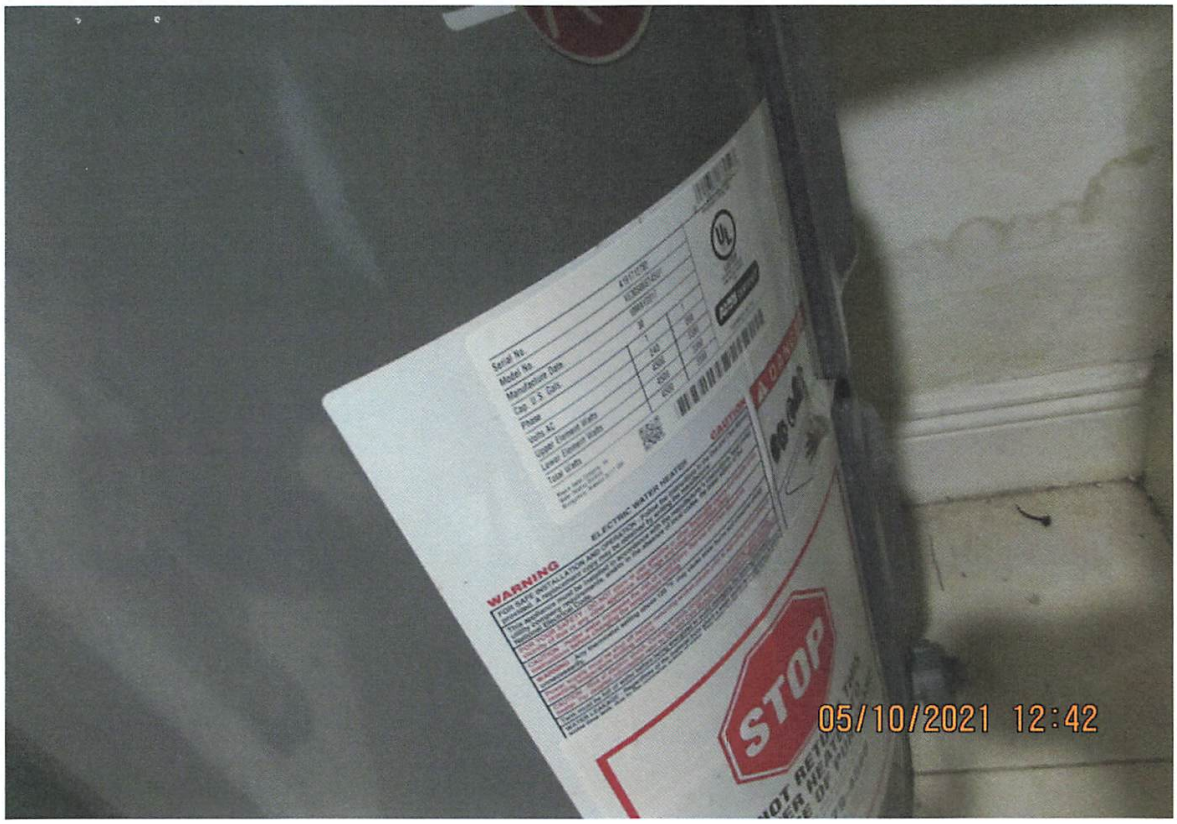
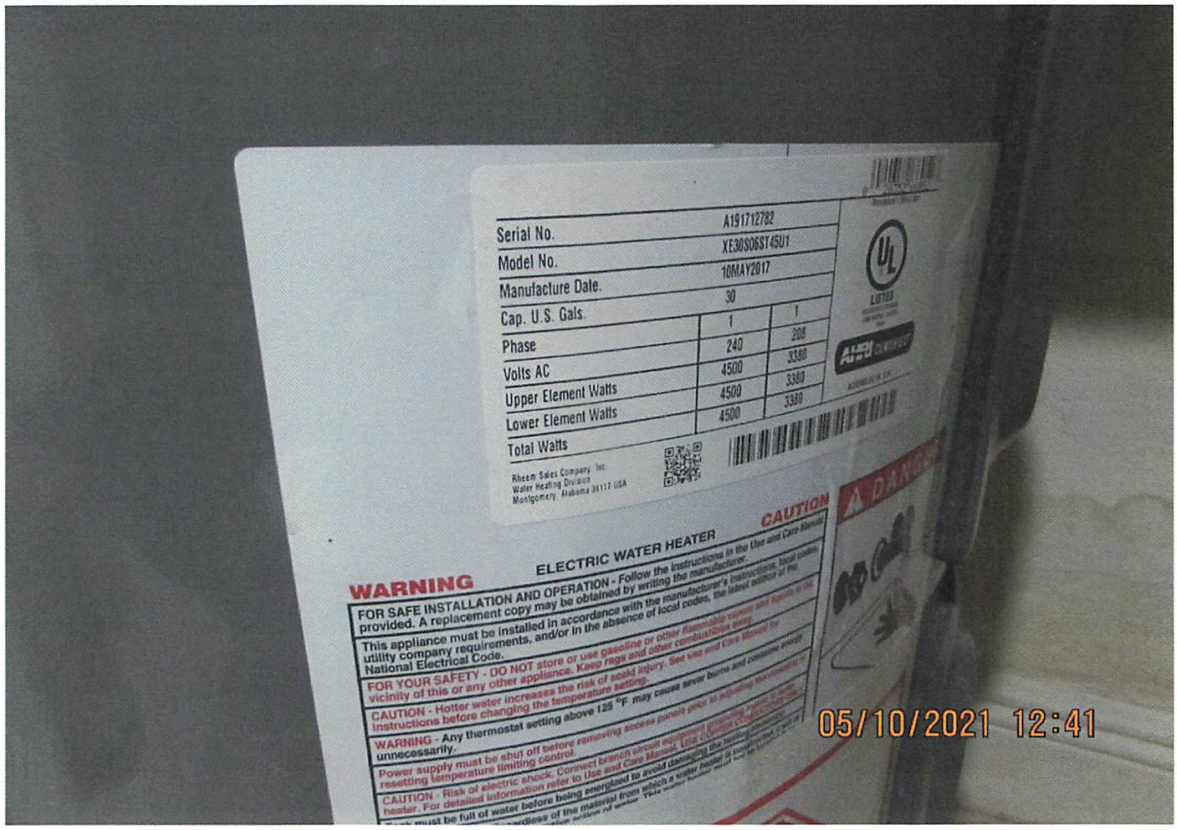

05/10/2021 12:42


Serial No. A191712782
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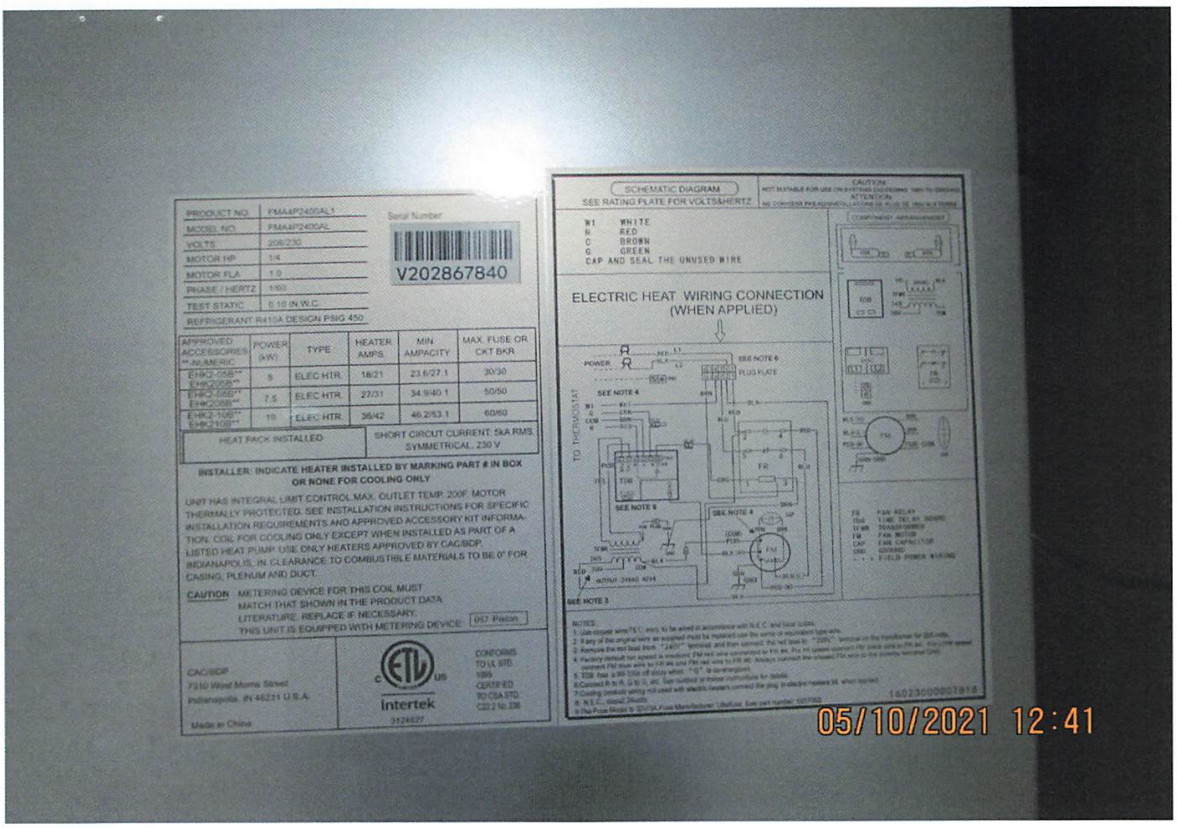
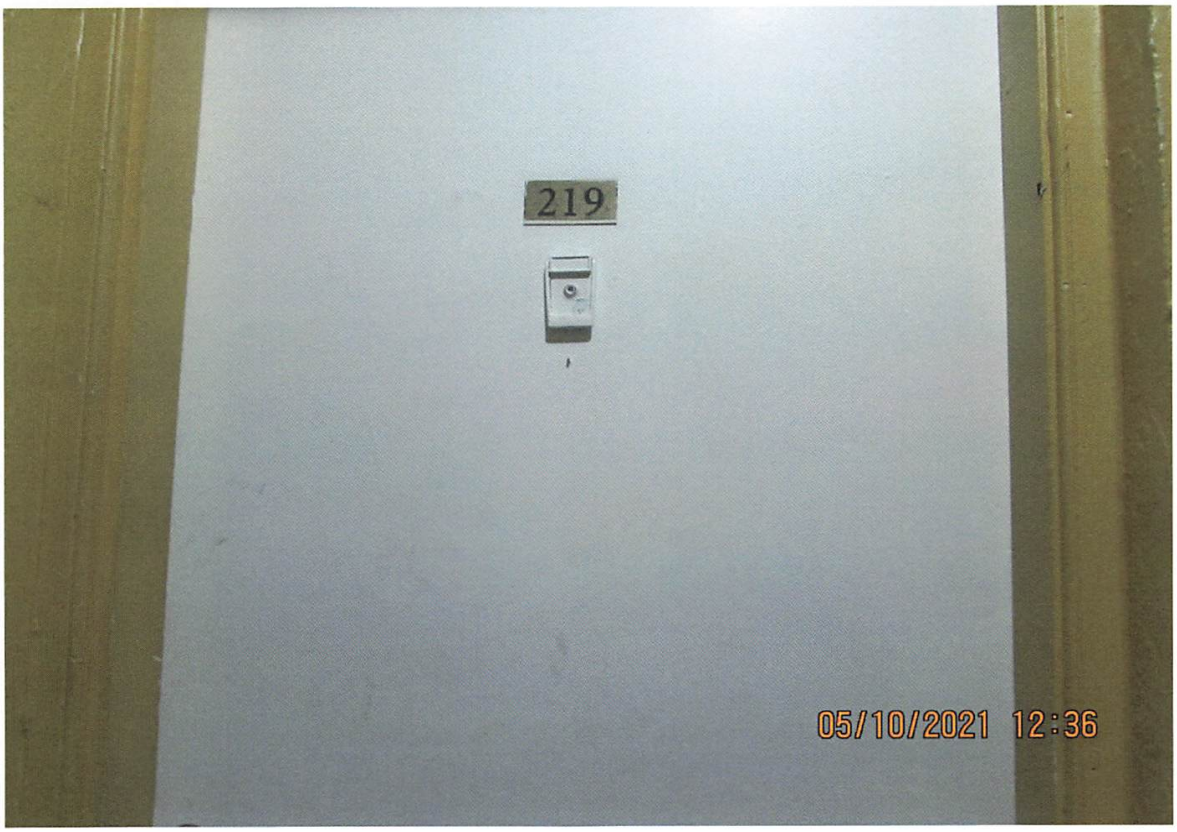
Manufacture Date. 10MAY2017
Cap. U.S. Gals. 30
Phase 1 1
Volts AC 240 208
Upper Element Watts 4500 3380
Lower Element Watts 4500 3380
Total Watts 4500 3380
Rheem Sales Company, Inc
Water Heating Division
Montgomery, Alabama 36117 USA
ELECTRIC WATER HEATER
WARNING
CAUTION
DANGER
05/10/2021 12:41

05/10/2021 12:41

AIR SOLUTION
FILTER
05/10/2021 12:41


PRODUCT NO. FMA4P2400AL1
MODEL NO. FMA4P2400AL
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
EHK2-05B** EHK2058**
5
ELEC HTR
18/21
23.6/27.1
30/30
EHK2-08B** EHK2088**
7.5
ELEC HTR
27/31
34.9/40.1
50/50
EHK2-10B** EHK2108**
10
ELEC HTR
36/42
46.2/53.1
60/60
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/BDP.
INDIANAPOLIS, IN. CLEARANCE TO COMBUSTIBLE MATERIALS TO BE 0" FOR CASING, 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 057 Piston
CAC/BDP
7310 West Morris Street
Indianapolis, IN 46231 U.S.A.
Made in China
intertek
3124827
CONFORMS TO UL STD. 1995
CERTIFIED TO CSA STD. C22.2 No.236
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)
TO THERMOSTAT
POWER
SEE NOTE 6
PLUG PLATE
SEE NOTE 4
SEE NOTE 5
SEE NOTE 3
05/10/2021 12:41


219
05/10/2021 12:36

05/10/2021 12:49

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
PARADIGMA CORP 2600 ISLAND BLVD #2002 AVENTURA, FL 33160	5840	5/19/2021 12:00:00 AM

Property Owner:	**Property Description:**
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

Mailing Purposes Only

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

PARADIGMA CORP

2600 ISLAND BLVD #2002
AVENTURA, FL 33160

Case #:

5840

Date:

05/19/2021

Property Owner:

PARADIGMA CORP

2600 ISLAND BLVD #2002
AVENTURA, FL 33160

Property Description:

514230AA0340

Certified Mail #:

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

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

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

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☐ 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 an
$ 6.96
Sent To
Street and Apt. N
City, State, ZIP+4

PARADIGMA CORP
2600 ISLAND BLVD # 2002
AVENTURA, FL 33160
NOH # 5840

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7402

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☐ 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 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

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7396

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

PARADIGMA CORP

2600 ISLAND BLVD #2002
AVENTURA, FL 33160

Case #:

5840

Date:

5/19/2021 12:00:00 AM

Property Owner:

PARADIGMA CORP

2600 ISLAND BLVD #2002
AVENTURA, FL 33160

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

Mailing Purposes Only

Received via email
from
Betina Arazi
7/20/2021
@
9:35 AM

CERTIFICATE OF INCORPORATION
OF
PARADIGMA CORP.

ame of this corporation is: PARADIGMA CORP.

address of its registered office in the State of Delaware and the
ent is Agents and Corporations, Inc., 1201 Orange Street,
ew Castle County, Delaware 19801.

THIRD: The nature of the business or purposes to be conducted or promoted is to engage in any lawful act or activity for which corporations may be organized under the General Corporation Law of the State of Delaware.

FOURTH: The total number of shares which the corporation is authorized to issue is 1,500 shares of no par value per share common voting stock.

FIFTH: The name and mailing address of the incorporator is: John L. Williams, 1201 Orange Street, Suite 600, Wilmington, Delaware 19801.

SIXTH: The corporation is to have perpetual existence.

SEVENTH: The directors shall have concurrent power with the stockholders to make, alter, amend, change, add to or repeal the By-Laws of the corporation.

EIGHTH: No director shall be personally liable to the Corporation or its stockholders for monetary damages for breach of fiduciary duty as a director. Notwithstanding the foregoing sentence, a director shall be liable to the extent provided by applicable law, (i) for breach of the director's duty of loyalty to the Corporation or its stockholders, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, (iii) under Section 174 of the General Corporation Law of Delaware; or (iv) for any transaction from which the director derived an improper personal benefit. This Article Eighth shall not eliminate or limit the liability of a director for any act or omission occurring prior to the date when this Article Eighth became effective.

I, the undersigned, being the incorporator hereinbefore named, for the purpose of forming a corporation pursuant to the General Corporation Law of the State of Delaware, do make this Certificate, hereby declaring and certifying that this is my act and deed, and the facts therein stated are true and, accordingly, I have hereunto set my hand and seal on June 26, 2015.

John L. Williams
Incorporator

MINUTES OF MEETING OF INCORPORATOR
OF
PARADIGMA CORP.

The meeting of the incorporator of the above-named corporation was called and held on June 26, 2015 at 1201 Orange Street, Suite 600, Wilmington, Delaware, 19801 pursuant to a written waiver of notice signed by the incorporator, fixing time and place.

The following incorporator, being the only incorporator of the corporation, was present in person: John L. Williams.

Said incorporator served as both chairman and secretary of the meeting.

The chairman reported that the Certificate of Incorporation was filed in the Office of the Secretary of State of Delaware on June 26, 2015 and that a certified copy thereof will be forwarded by the Office of the Secretary of State of Delaware to the Office of the Recorder of Deeds in and for New Castle County, Delaware, and that the secretary was instructed to cause a copy of such Certificate of Incorporation to be inserted in the minute book.

The secretary presented a form of By-Laws for the regulation of the affairs of the corporation, which was read, section by section.

Upon motion duly made, seconded and carried it was:

RESOLVED, That the By-Laws submitted at and read to this meeting be and the same hereby are adopted as and for the By-Laws of this corporation, and that the secretary be and hereby is instructed to cause the same to be inserted in the minute book immediately following a copy of the Certificate of Incorporation.

The Chairman stated that the next business before the meeting was the election of the Board of Directors.

The following persons were nominated to hold office for the ensuing year or until their respective successors are elected:

Lorena Judith Arazi

No other nominations having been made, the polls were duly opened and the incorporator having voted by ballot, the chairman declared the polls closed. Thereupon, the secretary canvassed the vote cast and made and presented to the chairman the results of the election. The nominees were found to have received the number of votes opposite their names:

NAME	NUMBER OF VOTES
Lorena Judith Arazi	- 1 - Vote

The chairman thereupon declared the following persons elected directors of the corporation to hold office until the first annual meeting of stockholders or until their successors are elected and qualified:

Lorena Judith Arazi

Upon motion duly made, seconded and carried, it was:

RESOLVED, That the Board of Directors be and is hereby authorized, in its discretion, to issue the shares of the capital stock of this corporation to the full amount or number of shares authorized by the Certificate of Incorporation, in such amount and for such consideration as from time to time shall be determined by the Board and as may be permitted by law.

The secretary was instructed to file with the minutes of this meeting, the following:

1. Waiver of notice of this meeting; and

2. Ballot of Directors.

Upon motion duly made, seconded and carried, the meeting thereupon adjourned.

Secretary

Date: June 26, 2015

CALL AND WAIVER OF NOTICE
OF
MEETING OF INCORPORATOR
OF
PARADIGMA CORP.

I, the undersigned, being the incorporator of the above-captioned corporation, incorporated under the laws of the State of Delaware, hereby waive notice of the time, place and purpose of the first meeting of this corporation and call said meeting as follows:

Date: June 26, 2015
Place: 1201 Orange Street, Suite 600
Wilmington, DE 19801

I do hereby waive all the requirements of the statutes of Delaware, both as to notice of this meeting and publication thereof; and I do consent to the transaction of such business as may come before the meeting.

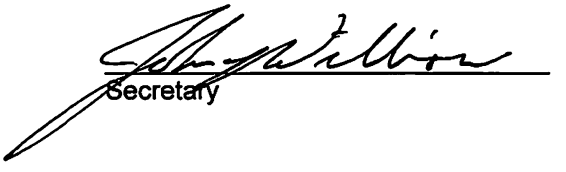
Incorporator

Date: June 26, 2015

BALLOT FOR DIRECTORS
OF
PARADIGMA CORP.

Lorena Judith Arazi - 1 - Vote

Votes in Person - 1



Secretary

Date: June 26, 2015

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON EXHIBIT A

Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINES AND LIENS

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022 authorizing the Town of Pembroke Park to file Foreclosure of Fines and Liens against Respondents pursuant to the Special Magistrate's Final Orders and the Special Magistrate's Confirmation of the Fines and Liens entered previously, a copy of which is attached hereto as Exhibit A, and there being no compliance and/or payment to date by Respondents. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien of the cases attached hereto as Exhibit A.
2. The Special Magistrate reserves jurisdiction to enforce this Order, and to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15 day of June 2022

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF
BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline

Ramirez, Code Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: June 17, 2022.

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seekjudicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Exhibit A

NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
1	5840	PARADIGMA CORP	5100 SW 41 ST #219, PEMBROKE PARK, FL 33009	NO
2	5706	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
3	5701	2400 SW 30 LLC	2400 SW 30 AVE BAY B, PEMBROKE PARK, FL 33009	NO
4	5702	2400 SW 30 LLC	2400 SW 30 AVE BAY A, PEMBROKE PARK, FL 33009	NO
5	5195	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
6	5006	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR 26608	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
7	4863	CAP5000 LLC	2601 S PARK ROAD	NO
8	4902	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC.	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
9	5297	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
10	5523	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
11	4400	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
12	4869	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
13	4306	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
14	4566	3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	3535 SW 52 AVENUE	NO
15	4920	LEONEL A. RODRIGUEZ	3900 SW 52ND AVE, PEMBROKE PARK, FL 33023	
16	4911	FINE LINE INTERIORS INC	2530 SW 30TH AVE, PEMBROKE PARK, FL 33009	
17	4876	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL 33009	NO
18	4601	E&M PROPERTIES 2665 LLC	2649 S PARK RD, PEMBROKE PARK, FL 33009	NO