AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, August 17, 2022
Council Chambers
3150 SW 52 AVE
PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER
2. SPECIAL MAGISTRATE OPENING STATEMENT
3. ROLL CALL
4. ADOPTION OF MINUTES

   4.1. SPECIAL MAGISTRATE MEETING MINUTES MAY 18, 2022 — 9 - 20
   CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES - MAY 18, 2022

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 ENFORCEMENT OFFICER JOSELINE RAMIREZ

   7.1. **CASE 5557** - BAM MHC LLC /BARBARA ORR/DAISY L. VALLE - 2401 SUSAN LANE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATON - **FIRST OFFENSE** — 21 - 41
   Case Overview 5557

   7.2. **CASE 5613** - 2250 WAREHOUSE LLC - 2260 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **FIRST OFFENSE** — 42 - 77
   Case Overview 5613

   7.3. **CASE 5646** - DAVID E ZELL TR/CELIA SANTANA - 2322 SW 31 AVE, 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** — 78 - 121
   Case Overview 5646

7.4. **CASE 5716** - FIRST G R D PROPERTY INC - 5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 11-43(d) - FREQUENCY AND PREPARATION GENERALLY - **FIRST OFFENSE** 122 - 151

Case Overview 5716

7.5. **CASE 5736** - DAVID E ZELL TR/MARCO FERNANDEZ - 2314 SW 31 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(i)(j)(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 13-2 - STORAGE OF ABANDON POPERTY IN THE OPEN PROHIBITED - **FIRST OFFENSE** 152 - 181

Case Overview 5736

7.6. **CASE 5873** - 3163 BUILDING LLC 3163 WEST LIQUORS LLC - 3153 - 3163 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(c)(e)(h)(k)(o); 5-105 - REPAIRS AND INSTALLATIONS; 15-17 - PERMIT APPLICATIONS; 5-2(a)(b) NONERESIDENTIAL COMMERCIAL BUILDING'S OWNER'S RESPONSIBILITIES; 12-48 - OUTDOOR STORAGE PROHIBITED; 13-2 STORAGE OF ABANDON PROPERTY IN THE OPEN PROHIBITED; 27-33 - MAINTENANCE; 28-313 - PARKING OR STORAGE OF WATERCRAFT TRAILERS, AND GOLF CARTS - **FIRST OFFENSE** 182 - 237

Case Overview 5873

7.7. **CASE 6010** - XEXE INC - 2311 - 2315 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(k) - EXTERIOR MAINETNANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-207 - GRAFFITI; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 12-48 - OUTDOOR STORAGE PROHIBITED; 13-1 - DEFINITIONS; 13-2 - STORAGE OF ABANDON PROPERTY IN THE OPEN PROHIBITED; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-28 - DISPLAY; 15-40 - DELIQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; 28-307(a) - MARKING SPACES; 28-346(f) - PORTABLE STORAGE UNITS; 28-215 - **FIRST OFFENSE** 238 - 289

Case Overview 6010

7.8. **CASE 6568** - PISCES PROPERTY INC - 2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(e)(f)(g)(h)(i)(k)(l)(m)(n) - EXTERIOR MAINETNANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-207 - GRAFFITI; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 13-2 - STORAGE OF ABANDON PROPERTY IN THE OPEN PROHIBITED; 28-215 - RESTRICTED USE - **FIRST OFFENSE** 290 - 322

Case Overview 6568

7.9. **CASE 6995** - BAM MHC LLC/ALAIN LEMAY - 2302 CHARLES RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATIONS - **FIRST OFFENSE** 323 - 344

Case Overview 6995

7.10. **CASE 6998** - BAM MHC LLC/MEHMET CAVKAS - 2306 CHARLES ROAD, PEMBROK PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 345 - 361

Case Overview 6998

7.11. **CASE 7004** - BAM MHC LLC/ LINDA COUTURE - 2314 CHARLES RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** 362 - 382

Case Overview 7004

7.12. **CASE 7277** - BAM MHC LLC - 2430 CHARLES RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(h)(k)(l)(m) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-42 - MOBILE HOME PARK OFFICES AND MANAGERS; 28-340(a) - DOCKS - **FIRST OFFENSE** 383 - 406

Case Overview 7277

7.13. **CASE 7330** - FIRST G R D PROPERTY INC - 5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATON - **SECOND OFFENSE** 407 - 426

Case Overview 7330

7.14. **CASE 7336** - BAM MHC LLC/DAISY L. VALLE - 2401 SUSAN LANE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 427 - 449

Case Overview 7336

7.15. **CASE 7359** - JUUCY HOLDINGS LLC - 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) - 5-103(a)(e)h)(i)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATON; 27-33 - MAINTENANCE - **FIRST OFFENSE** 450 - 480

Case Overview 7359

8. HEARINIG TO CONFIRM FINE - BUILDING OFFICIAL MIGUEL NUNEZ

8.1. **CASE 5070** - E&M PROPERTIES 2665 LLC - 2641-2649 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - 110.15 - BUILDING AND SAFETY INSPECTION - **FIRST OFFENSE** 481 - 508

Case Overview 5070

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

9.1. **CASE 4933** - LAKESHORE MOBILE HOME PARK LLC - 2701 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(b)(i)(n)(o)(p)(h) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCES; 12-48 - OUTDOOR STORAGE PROHIBITED - **SECOND OFFENSE** 509 - 560

Case Overview 4933

9.2. **CASE 5533** - 2400 SW 30 LLC - 2400 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARNG TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-207 - GRAFFITI ENFORCEMENT; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 28-301(a)(1) - MINIMUM REQUIREMENTS; 28-307(a) - MARKING OF SPACES - **FIRST OFFENSE** 561 - 604

Case Overview 5533

9.3. **CASE 5622** - 2400 SW 30 LLC - 2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #BAY C - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **SECOND OFFENSE** 605 - 677

Case Overview 5622

9.4. **CASE 5637** - 2400 SW 30 LLC - 2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #BAY B - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **THIRD OFFENSE** 678 - 747

Case Overview 5637

9.5. **CASE 5638** - 2400 SW 30 LLC - 2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #BAY A - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FOURTH OFFENSE** 748 - 817

Case Overview 5638

9.6. **CASE 5801** - BAM MHC LLC/LUIS ROCA - 2402 SUSAN LANE PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 818 - 872

Case Overview 5801

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

10.1. **CASE 6886** - KENNETH &CHERYL A DASILVA REV TR DASILVA, KENNETH &CHERYL A TRSTEE - 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(b)(c)(e)(g)(h)(k)(l)(m)(n)(o) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 13-2 - STORAGE OF ABANDON PROPERTY IN THE OPEN PROHIBITED; SEC 13-3 - DECLARATION OF NUISANCE; 15-17 - BUSINESS TAX RECEIPT REQUIRED; CERTIFICATE OF USE REQUIREMENTS; 27-33 - MAINTENANCE - **FIRST OFFENSE** 873 - 925

Case Overview 6886

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

11.1. **CASE 4467** - HALLANDALE RETAIL LLC - 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS - **FIRST OFFENSE** 926 - 995

Case Overview 4467

12. FORMAL HEARING - CODE ENFORCEMENT OFFICER ERIK RICHWAGEN

12.1. **CASE 5828** - HOLIDAY HALLANDALE MHC LLC/MARGARITA ORTEGA - 3140 W HALLANDALE BEACH BLVD LOT 302 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 996 - 1042

Case Overview 5828

12.2. **CASE 6955** - E&M PROPERTIES 2665 LLC - 2641-2649 S PARK RD, PEMBROKE PARK, FL 33009 - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 1043 - 1061

Case Overview 6955

12.3. **CASE 6996** - BAM MHC LLC/MARTHA CARJAVAL - 2304 CHARLES RD, PEMBROKE PARK, FL 33009- FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 1062 - 1087

Case Overview 6996

12.4. **CASE 7001** - BAM MHC LLC/JOSE MARIN - 2316 CHARLES RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 1088 - 1112

Case Overview 7001

12.5. **CASE 7152** - PARK 31ST CORP - 1975 S PARK RD, PEMBROKE PARK, FL 33009 #1- FORMAL HEARING - SECTION(s) 15-22 - APPLICATION - **FIRST OFFENSE** 1113 - 1132

Case Overview 7152

12.6. **CASE 7153** - PARK 31ST CORP - 1975 S PARK RD, PEMBROKE PARK, FL 33009 #3- FORMAL HEARING - SECTION(s) 15-22 - APPLICATION - **FIRST OFFENSE** 1133 - 1149

Case Overview 7153

12.7. **CASE 7154** - SAWS INC - 2690 S PARK RD, PEMBROKE PARK, FL 33009 #10- FORMAL HEARING - SECTION(s) 15-22 - APPLICATION; 15-40 - DELIQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE** 1150 - 1164

Case Overview 7154

12.8. **CASE 7071** - BAM MHC LLC/ROBERT ROBITAILLE - 2312 CHARLES RD, PEMBROKE PARK, FL 33009- FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 1165 - 1187

Case Overview 7071

12.9. **CASE 7222** - TRINITY BROADCASTING OF FL INC - 3300 PEMBROKE RD, PEMBROKE PARK, FL 33021- FORMAL HEARING - SECTION(s) 5-103(h)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **SECOND OFFENSE** 1188 - 1209

Case Overview 7222

12.10. **CASE 7194** - TRINITY BROADCASTING OF FL INC - 3200 PEMBROKE RD, PEMBROKE PARK, FL 33021- FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **SECOND OFFENSE** 1210 - 1234

Case Overview 7194

12.11. **CASE 7198** - PEMBROKE GARDENS LTD - 3841 SW 52 AVE, PEMBROKE PARK, FL 33009- FORMAL HEARING - SECTION(s) 5-103(d)- EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 11-43(d) FREQUENCY AND PREPARATION GENERALLY - **FIRST OFFENSE** 1235 - 1250

Case Overview 7198

13. HEARING TO CONFIRM FINE: CODE ENFORCEMENT OFFICER ERIK RICHWAGEN

13.1. **CASE 4772** - LAKESHORE MOBILE HOME PARK LLC/WANDA CRUZ - 105 David Drive Pembroke Park, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 1251 - 1292

Case Overview 4772

13.2. **CASE 4792** - LAKESHORE MOBILE HOME PARK LLC/RUFUS MASON - 21 TRACIE TERR W. PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - **FIRST OFFENSE** 1293 - 1328

Case Overview 4792

13.3. **CASE 4795** - LAKESHORE MOBILE HOME PARK LLC/JALIN PUELLO - 22 TRACIE TERR W. PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 1329 - 1366

Case Overview 4795

13.4. **CASE 5554** - GREEN ACRES PEMBROKE MHC LLC/FRANK ANUNZZIO - 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #210 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-87 - PERMIT REQUIRED; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** 1367 - 1427

Case Overview 5554

13.5. **CASE 5558** - DAVID E ZELL TR ZELL, DAVID E TRS/GLADY'S MANANA - 2308 SW 31 CT Pembroke Park, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 1428 - 1489

Case Overview 5558

13.6. **CASE 5409** - SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS - 2401 SW 32 AVE, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-2 - - NONRESIDENTIAL CMMERCIAL BUILDINGS, OWNERS RESPONSIBILITIES - **FIRST OFFENSE** 1490 - 1529

Case Overview 5409

14. HEARING TO EXTEND TIME: CODE ENFORCEMENT OFFICER ERIK RICHWAGEN

14.1. **CASE 6666** - JOE REALTY HOME LLC - 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4 - HEARING TO EXTEND TIME- SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 1530 - 1559

Case Overview 6666

15. ADJOURNMENT

IN ACCORDANCE WITH THE PROVISIONS OF F.S. SECTION 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE 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, May 18, 2022
Council Chambers
3150 SW 52 AVENUE
PEMBROKE PARK, FL 33023

Page

1. **CALL TO ORDER: 9:02 A.M.**
2. SPECIAL MAGISTRATE OPENING STATEMENT
3. **ROLL CALL**
   SPECIAL MAGISTRATE: RAFAEL SUAREZ-RIVAS
   ATTORNEY: MELISSA ANDERSON
   BUILDING OFFICIAL: MIGUEL NUNEZ
   CHIEF CODE ENFORCEMENT OFFICER: JOSELINE RAMIREZ
   CODE ENFORCEMENT OFFICER: ERICH RICHWAGEN
   CLERK: NAZLY CARDONA & MARYCARI PAZ
4. ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICAIONS)
5. 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.
6. FORMAL HEARING - CHIEF CODE OFFICER - J. RAMIREZ

   6.1. **CASE 5397** - 2N INVESTMENT INC - 5551 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(c)(e)(f)(g)(i)(k)(l)(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** # - #
   Case Overview 5397

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5551 W Hallandale Beach Blvd, Pembroke Park, Fl	30 days to comply $250 Per Diem Fine $100 Admin Fee	06/17/2022

6.2. **CASE 5506** - L A W HALLANDALE 30 LC - 2940 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay 5 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **FIRST OFFENSE** # - #

Case Overview 5506

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2940 SW 30 Ave, Pembroke Park, Fl	30 days to comply $250 Per Diem Fine $100 Admin Fee	06/17/2022

6.3. **CASE 5508** - LAKESHORE MOBILE HOME PARK LLC/ MARIA LANDAVERDE AND JORGE SANABRIA - 108 DAVID DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a) EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME OR RECREATIONAL VEHICLE - **FIRST OFFENSE** # - #

Case Overview 5508

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2701 S Park RD, Pembroke Park, Fl	60 days to comply $100 Per Diem Fine $100 Admin Fee	07/17/2022

6.4. **CASE 5513** - PARK 31ST CORP - 1804A SW 31 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 9-99 DUTIES OF BUREA OFFICERS; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-23 - SEPARATE BUSINESS TAX RECEIPT FOR EACH LOCATION, FOR EACH BUSINESS ADVERTISED PUBLICLY; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** # - #

Case Overview 5513

Respondent or Representative	Address	Final Order	Date to Comply by
Rick Chaples	1804 SW 31 Ave, Pembroke Park, Fl	30 days to comply $250 Per Diem Fine $100 Admin Fee	06/17/2022

6.5. **CASE 5517** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 LOT#722/821- 812-911 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **FIRST OFFENSE** # - #

Case Overview 5517

Respondent or Representative	Address		Date to Comply by
Absent	3140 W Hallandale Beach Blvd #722/821-812-911, Pembroke Park, Fl	Complied	

6.6. **CASE 5518** - LAKE VILLA ASSOCIATES LTD - 2300 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **FIRST OFFENSE** # - #

Case Overview 5518

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2300 S Park RD, Pembroke Park, Fl	30 days to comply $250 Per Diem Fine Per Violation $100 Admin Fee	06/17/2022

6.7. **CASE 5526** - MAURICE DOYON - 4854 SW 25 CT, PEMBROKE PARK, FL 33023 #31-2 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** # - #

Case Overview 5526

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4854 SW 25 CT, Pembroke Park, Fl	90 days to comply $100 Per Diem Fine $100 Admin Fee	08/16/2022

6.8. **CASE 5829** - VALUE STORE IT PEMBROKE PARK LLC - 2801 JOHN P LYONS LN, 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 RESPONSIBILTIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS - **FIRST OFFENSE** # - #

Case Overview 5829

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2801 John P Lyons LN, Pembroke Park, Fl	30 days to comply $250 Per Diem Fine, Per Violation $100 Admin Fee	06/17/2022

6.9. **CASE 6594** - RACETRAC PETROLEUM INC C/O SILVER OAK ADVISORS - 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **FIRST OFFENSE** # - #

Case Overview 6594

Respondent or Representative	Address		Date to Comply by
Absent	3031 W Hallandale Beach Blvd, Pembroke Park, Fl	Complied	

6.10. **CASE 6727** - HALLANDALE 4520 LLC - 4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(f)(h)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT; 15-17 - BUSINESS TAX RECEIPT; 15-176 - ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-177 - INITIAL CERTIFICATE OF USE;15-23 - SEPARATE VIOLATION FOR EACH BUISNESS TAX RECEIPT; 15-28 - DISPLAY; 21-19 - PROHIBITED SIGNS; 21-21 (7) TEMPORARY SIGNS; 21-23(a) PERMIT - **FIRST OFFENSE** # - #

Case Overview 6727

Respondent or Representative	Address	Final Order	Date to Comply by
Veronica Perez	4520 W Hallandale Beach Blvd, Pembroke Park, Fl	60 days to comply $250 Per Diem Fine $100 Admin Fee	07/17/2022

6.11. **CASE 6886** - KENNETH &CHERYL A DASILVA REV TR DASILVA,KENNETH &CHERYL A TRSTEE - 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(e)(g)(h)(k)(l)(m)(n)(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 13-2 - STORAGE OF ABANDON PROPERTY IN THE OPEN PROHIBITED; 13-3 - DECLARATION OF NUISANCE; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 27-33 - LANDSCAPE MAINTENANCE - **FIRST OFFENSE** # - #

Case Overview 6886

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3680 W Hallandale Beach Blvd, Pembroke Park, Fl	90 days to comply $250 Per Diem Fine $100 Admin Fee	08/16/2022

6.12. **CASE 6926** - RACETRAC PETROLEUM INC C/O SILVER OAK ADVISORS - 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **SECOND OFFENSE** # - #

Case Overview 6926

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3031 W Hallandale Beach Blvd, Pembroke Park, Fl	30 days to comply $250 Per Diem Fine $100 Admin Fee	06/17/2022

6.13. **CASE 6941** - TRINITY BROADCASTING OF FL INC - 3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 21-19 - PROHIBITED SIGNS - **SECOND OFFENSE** # - #

Case Overview 6941

Respondent or Representative	Address	Final Order	Date to Comply by
- Kevin Mirabal - Enrique Fernandez	3300 Pembroke Road, Pembroke Park, Fl	30 days to comply $500 Per Diem Fine $100 Admin Fee	06/17/2022

6.14. **CASE 6944** - TRINITY BROADCASTING OF FL INC - 3200 PEMBROKE RD, PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 21-19 - PROHIBITED SIGNS - **SECOND OFFENSE** # - #

Case Overview 6944

Respondent or Representative	Address	Final Order	Date to Comply by
- Kevin Mirabal - Enrique Fernandez	3300 Pembroke Road, Pembroke Park, Fl	30 days to comply $500 Per Diem Fine $100 Admin Fee	06/17/2022

7. FORMAL HEARING - CODE OFFICER ERIK RICHWAGEN

7.1. **CASE 5911** -OMERIS BARZAGA - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT;12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE**

Respondent or Representative	Address		Date to Comply by
Absent	2315 Sw 31 Ave, Pembroke Park, Fl	Complied	

7.2. **CASE 6000** - HENK TAN REV TR TAN, HENK & HELEN TRS - 2211 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE**

Respondent or Representative	Address		Date to Comply by
Absent	2211 John P Lyons Ln, Pembroke Park, Fl	Complied	

7.3. **CASE 6666** - JOE REALTY HOME LLC - 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4 - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 6666 JOE REALTY HOME LLC

Respondent or Representative	Address	Final Order	Date to Comply by
Desilnome Josepp	3932 SW 52 Ave, Pembroke Park, Fl	60 days to comply $50 Per Diem Fine $100 Admin Fee	07/17/2022

7.4. **CASE 6801** - 3221 LLC - 3221 SW 56 AVE, PEMBROKE PARK, FL 33023 1-2 - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 5-103(h)(k)(l) - EXTERIOR MAINTENANCE - **FIRST OFFENSE**

Respondent or Representative	Address		Date to Comply by
Absent	3221 SW 56 Ave, Pembroke Park, Fl	Complied	

7.5. **CASE 6810** - WILSON, MCNEILWILSON, ANGELA - 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2 - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 5-103(a)(c) - EXTERIOR MAINTENANCE - **FIRST OFFENSE** # - #

Case Overview 6810 WILSON MCNEIL WILSON ANGELA

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5511 SW 32 CT, Pembroke Park, Fl	60 days to comply $250 Per Diem Fine $100 Admin Fee	07/17/2022

7.6. **CASE 6819** - PEMBROKE GARDENS LTD - 3701 SW 48 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(h)(k) - EXTERIOR MAINTENANCE - **FIRST OFFENSE**

Respondent or Representative	Address		Date to Comply by
	3701 SW 48 Ave, Pembroke Park, Fl	Complied	

7.7. **CASE 6822** - PEMBROKE PARK LAKES INC - 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146 - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** # - #

Case Overview 6822 PEMBROKE PARK LAKES INC

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3196 W Hallandale Beach Blvd, Pembroke Park, Fl	30 days to comply $250 Per Diem Fine $100 Admin Fee	06/17/2022

7.8. **CASE 6892** - GREEN ACRES PEMBROKE MHC LLC - 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s)28-264. - RECREATIONAL VEHICLE SITE DIMENSIONS; 28-267. - DISTANCE BETWEEN STRUCTURES; 28-285 - ATTACHMENT OF STRUCTURES, ADDITIONS, APPURTENANCES TO RECREATIONAL VEHICLE PROHIBITED; 28-285.1. - SIZE RESTRICTIONS FOR PARKING ON RECREATIONAL VEHICLE LOT; 28-285.3. - MINIMUM SPACE BETWEEN VEHICLES; 28-285.4. - PERMANENT LOCATION APPLICATION AND FEE; 28-285.5. – TIE DOWN REQUIREMENTS FOR PERMANENT LOCATION STATUS VEHICLES- **FIRST OFFENSE** # - #

Case Overview 6892 GREEN ACRES PEMBROKE MHC LLC

Respondent or Representative	Address	Final Order	Date to Comply by
Tonea Nicholls	3100 W Hallandale Beach Blvd, Pembroke Park, Fl	90 days to comply $250 Per Diem Fine $100 Admin Fee	08/16/2022

7.9. **CASE 6893** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s)28-264. - RECREATIONAL VEHICLE SITE DIMENSIONS; 28-267. - DISTANCE BETWEEN STRUCTURES; 28-285 - ATTACHMENT OF STRUCTURES, ADDITIONS, APPURTENANCES TO RECREATIONAL VEHICLE PROHIBITED; 28-285.1. - SIZE RESTRICTIONS FOR PARKING ON RECREATIONAL VEHICLE LOT; 28-285.3. - MINIMUM SPACE BETWEEN VEHICLES; 28-285.4. - PERMANENT LOCATION APPLICATION AND FEE; 28-285.5. – TIE DOWN REQUIREMENTS FOR PERMANENT LOCATION STATUS VEHICLES- **FIRST OFFENSE** # - #

Case Overview 6893 HOLIDAY HALLANDALE MHC LLC

Respondent or Representative	Address	Final Order	Date to Comply by
- Marlene Hernandez - Sandra Williams	3140 W Hallandale Beach Blvd, Pembroke Park, Fl	90 days to comply $250 Per Diem Fine $100 Admin Fee	08/16/2022

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

8.1. **CASE 6426** - GERALD ANDERSON - 1708 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHT OF WAY; 28-215 - RESTRICTED AREA OF USE - **THIRD OFFENSE** # - #

Case Overview 6426

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	1708 SW 31 Ave, Pembroke Park, Fl	Confirmation of Fine $88,148.50	

8.2. **CASE 6905** - GERALD ANDERSON - 1708 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-207 - GRAFFITI ENFORCEMENT; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-42 - RESPONSIBILITY OF PROPERTY OWNERS; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHT OF WAY; 28-215 - RESTRICTED AREA OF USE - **FOURTH OFFENSE** # - #

Case Overview 6905

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	1708 SW 31 Ave, Pembroke Park, Fl	Confirmation of Fine $55,600.00	

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

9.1. **CASE 5337** - MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC - 2570 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** # - #

Case Overview 5337

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Michael Arguelles - Gilberto Cumpillo - Ariel Rodriguez	2570 S Park RD, Pembroke Park, Fl	Fine Abated to $1,393.50 Submit Payment in 30 Days Or Revert To $8,958.50	06/17/2022

9.2. **CASE 5436** - MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC - 2570 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS - **FIRST OFFENSE** # - #

Case Overview 5436

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Michael Arguelles - Gilberto Cumpillo - Ariel Rodriguez	2570 S Park RD, Pembroke Park, Fl	Fine Abated to $1,506.00 Submit Payment in 30 Days Or Revert To $9,705.50	06/17/2022

9.3. **CASE 5485** - PARK LAKE INC. - 426 MARINE DR PEMBROKE PARK, FL 33009/3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** # - #

Case Overview 5485

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Bertrand Sayssei	426 Marine Dr, Pembroke Park, Fl	Fine Abated to $465.00 Submit Payment in 30 Days Or Revert To $3,100.00	06/17/2022

9.4. **CASE 6565** - JUNHALLA LLC /ALL-WAYS TOWING & STORAGE INC. - 2550 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(e)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-215 - RESTRITED AREA OF USE - **FIRST OFFENSE** # - #

Case Overview 6565

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Rick Chaples	2550 S Park Rd, Pembroke Park, Fl	Fine Abated to $112.50 Submit Payment in 30 Days Or Revert To $750.00	06/17/2022

9.5. **CASE 6874** - MEDINA LAND HOLDINGS 12 LLC - 2570 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 12-48 - OUTDOOR STORAGE PROHIBITED; 28-333 - INDUSTRIAL ZONED AREAS - **SECOND OFFENSE** # - #

Case Overview 6874

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Michael Arguelles - Gilberto Cumpillo - Ariel Rodriguez	2570 S Park RD, Pembroke Park, Fl	Fine Abated to $3,500.00 Submit Payment in 30 Days Or Revert To $15,100.00	06/17/2022

9.6. **CASE 6489** - MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC - 2570 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 12-48 - OUTDOOR STORAGE PROHIBITED; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE OF USE; 15-180 - SANCTIONS FOR VIOLATION OR NONCOMPLIANCE; 15-25 - SEPARATE VIOLATION FOR EACH DAY OF BUSINESS WITHOUT BUSINESS TAX RECEIPT; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY - **SECOND OFFENSE** # - #

Case Overview 6489

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Michael Arguelles - Gilberto Cumpillo - Ariel Rodriguez	2570 S Park RD, Pembroke Park, Fl	Fine Abated to $1,500.00 Submit Payment in 30 Days Or Revert To $7,500.00	06/17/2022

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

10.1. **CASE 5641** - BARBARA MILLER - 5439 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17; PERMIT APPLICATION - **FIRST OFFENSE** # - #

Case Overview 5641

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Dana Miller	5439 SW 41 ST, Pembroke Park, Fl	30 days to comply $100 Per Diem Fine $100 Admin Fee	06/17/2022

10.2. **CASE 5549** - V & A MIAMI LLC/ANOINTS BODY OF CHRIST - 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** # - #

Case Overview 5549

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Claudine Thorpe	4400 W Hallandale Beach Blvd, Pembroke Park, Fl	30 days to comply $250 Per Diem Fine $100 Admin Fee	06/17/2022

11. **ADJOURNMENT: 12:50 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
BAM MHC LLC /BARBARA ORR/DAISY L. VALLE	2401 Susan Lane Pembroke Park, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2401 Susan Lane

Legal Description

Case Status Open **Case #** 5557 **Date Next Inspection** 8/17/2022

Notes

1. Replacement of water heater. Obtain building permit with inspections and plans. 2110829-0 514220030020 LEROY WILKERSON PLUMBING LLC 2401 SUSAN LANE Expired Residential Water Heater - PLUMBING
2. Installed shed without a permit. Obtain plans for permit and inspections.
3. Installed propane tank without a permit. Obtain plans for permit and inspections.
4. Installed stairs without a permit. Obtain plans for permit and inspections.

A double permit fee has been assessed.
Contact the building dept to obtain permit at 954-966-4600, ext. 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2021		Notice of Violation	Handed / Regular Mail
7/28/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 8/5/22 Certified Mail 8/2/22

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: 8/17/2022
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: 8/17/2022


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#5801 , #7336 , #7277
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City, State, ZIP+4
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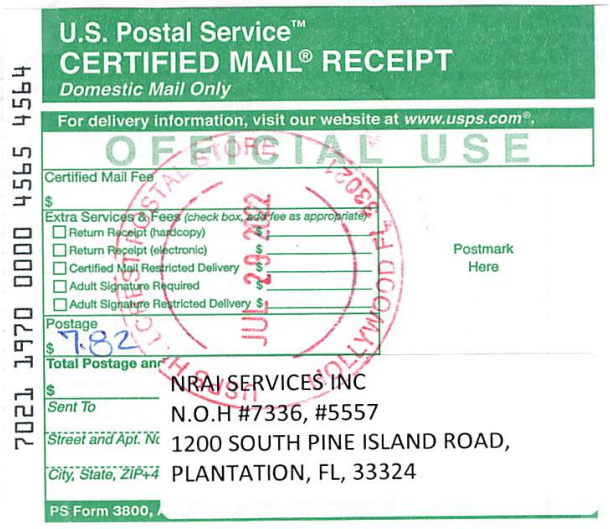

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
BAM MHC LLC

Street and Apt. No.
BARBARA ORR
N.O.H #7336, #5557

City, State, ZIP+4
302 KNIGHTS RUN AVE #1108,
TAMPA, FL, 33602

PS Form 3800, A

Postmark Here

JUL 29 2022

7021 1970 0000 4565 6865



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 $
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- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
BAM MHC LLC

Street and Apt. No.
BARBARA ORR
N.O.H #7336, #5557

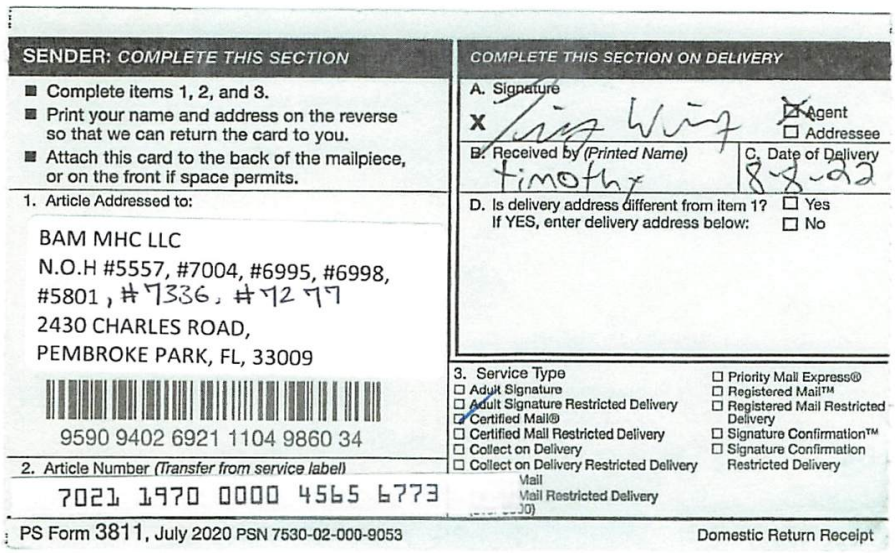
City, State, ZIP+4
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

Postmark Here

JUL 29 2022

7021 1970 0000 4565 6872



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:

BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7277
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9860 34

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 6773

COMPLETE THIS SECTION ON DELIVERY

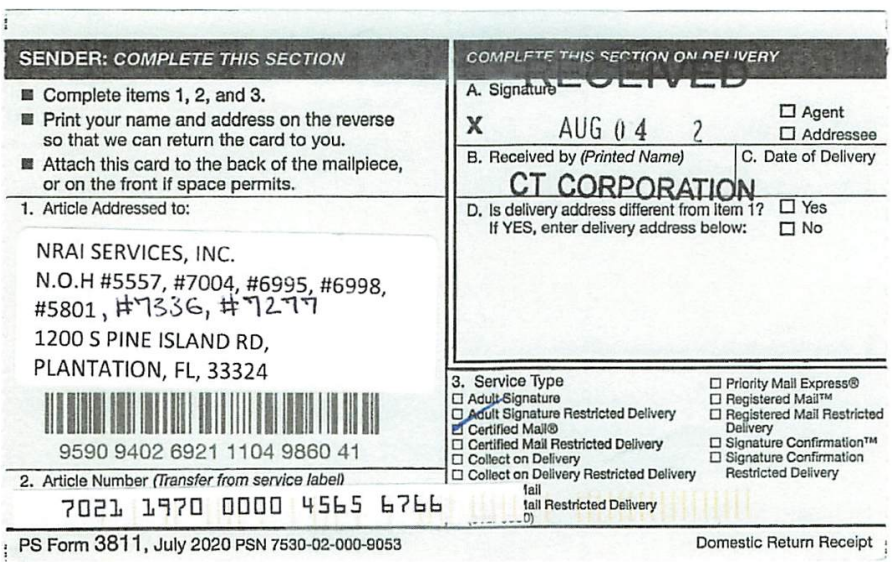
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Timothy
C. Date of Delivery 8-8-22

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
☐ 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:

NRAI SERVICES, INC.
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7277
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324

9590 9402 6921 1104 9860 41

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 6766

COMPLETE THIS SECTION ON DELIVERY

A. Signature RECEIVED
X AUG 04 2 ☐ Agent ☐ Addressee

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

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

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

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BAM MHC LLC CASE NO. 5557
BARBARA ORR
DAISY L. VALLE

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2401 SUSAN LANE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2401 SUSAN LANE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BAM MHC LLC / BARBARA ORR / DAISY L. VALLE AT 10:02 A.M. ON THE 5 DAY OF AUGUST 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

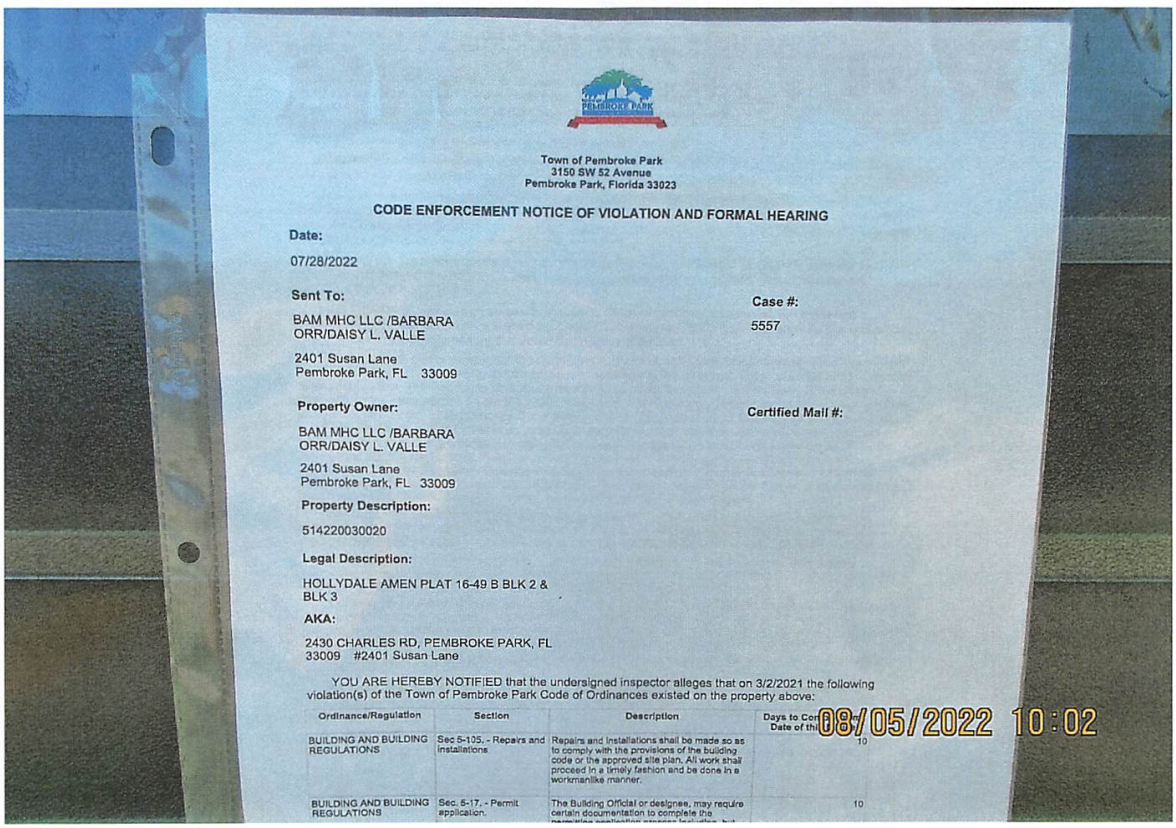
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230062
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:

07/28/2022

Sent To:

BAM MHC LLC /BARBARA ORR/DAISY L. VALLE

2401 Susan Lane
Pembroke Park, FL 33009

Case #:

5557

Property Owner:

BAM MHC LLC /BARBARA ORR/DAISY L. VALLE

2401 Susan Lane
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 #2401 Susan Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Cor... Date of th...
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the	10

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/28/2022

Sent To:

BAM MHC LLC /BARBARA ORR/DAISY L. VALLE

2401 Susan Lane
Pembroke Park, FL 33009

Case #:

5557

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2401 Susan Lane
Pembroke Park, FL 33009

Certified Mail #:

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514220030020

Legal Description:

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1. Replacement of water heater. Obtain building permit with inspections and plans. 2110829-0 514220030020 LEROY WILKERSON PLUMBING LLC 2401 SUSAN LANE Expired Residential Water Heater - PLUMBING
2. Installed shed without a permit. Obtain plans for permit and inspections.
3. Installed propane tank without a permit. Obtain plans for permit and inspections.
4. Installed stairs without a permit. Obtain plans for permit and inspections.
A double permit fee has been assessed.
Contact the building dept to obtain permit at 954-966-4600, ext. 182.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

7/28/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/28/2022

Sent To:

BAM MHC LLC /Barbara Orr

2401 Susan Lane
Pembroke Park, FL 33009

Case #:

5557

Property Owner:

BAM MHC LLC /Barbara Orr

2401 Susan Lane
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 #2401 Susan Lane

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Joseline Ramirez

Chief Code Enforcement Officer

7/28/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BAM MHC LLC /BARBARA ORR/DAISY L. VALLE 2401 Susan Lane Pembroke Park, FL 33009	5557	03/02/2021

Property Owner:	Property Description:	Certified Mail #:
BAM MHC LLC /BARBARA ORR/DAISY L. VALLE 2401 Susan Lane 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 #2401 Susan Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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Notes/Means of Correction:

1. Replacement of water heater. Obtain building permit with inspections and plans. 2110829-0 514220030020 LEROY WILKERSON PLUMBING LLC 2401 SUSAN LANE Expired Residential Water Heater - PLUMBING
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~~Joseline Ramirez~~
~~Chief Code Enforcement Officer~~
Teressa Malcolm J.R.
Code Enforcement Officer.


03.02.2021 15:55


BRADFORD WHITE
Electric
Water Heater
03.02.2021 15:46


2401
03.02.2021 15:52


BRADFORD WHITE
WATER HEATERS
Electric
Water Heater
Built to be the Best
03.02.2021 15:52


HOT
DO NOT RETURN
NO REGRESE
1-800-431-1549
DANGER
03.02.2021 15:52


03.02.2021 15:53


03.02.2021 15:53


CHEVROLET
03.02.2021 15:54


03.02.2021 15:54


03.02.2021 15:54


03.02.2021 15:54


03.02.2021 15:54


03.02.2021 15:54

Case Overview

Property/Incident Information

Owner	Address	Site Address
2250 WAREHOUSE LLC	21214 NE 32 PL AVENTURA, FL 33180	2250 SW 30 AVE, PEMBROKE PARK, FL 33021 #2260 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5613 **Date Next Inspection** 8/17/2022

Notes

1. Demolition of "Surraco" sign removed without a permit. Obtain plans, permit and inspections.
2. Installation of tankless water heater and bathroom renovation done without a permit. Obtain plans, permit and inspections.
3. Installation of electrical and lighting done without a permit. Obtain plans, permit and inspections.
4. Verify or obtain permit for Mezzanine (Loft). Obtain plans, permit and inspections.
5. Photo studio equipment mounted on ceiling installed without a permit. Obtain plans, permit and inspections.
6. Double permit fee assessed. No permit as of 8/16/22

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2021		Notice of Violation	Regular Mail
8/2/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 8/17/2022
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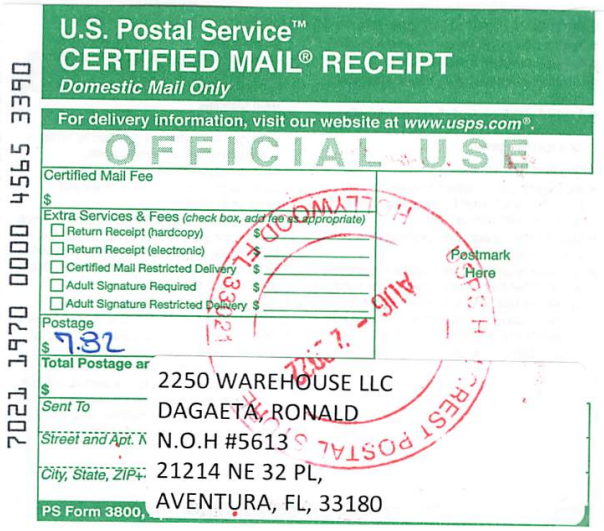

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OFFICIAL USE

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
$ 7.82

Total Postage ar
$

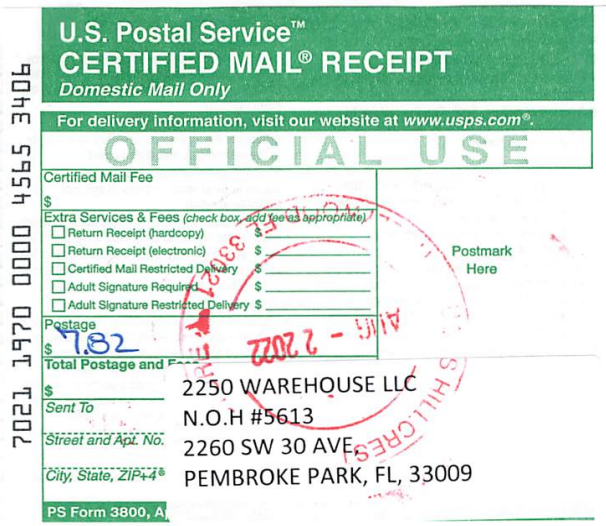
Sent To 2250 WAREHOUSE LLC
Street and Apt. N DAGAETA, RONALD
City, State, ZIP+ N.O.H #5613
21214 NE 32 PL,
AVENTURA, FL, 33180

PS Form 3800,

Postmark Here

AUG - 7 2022

7021 1970 0000 4565 3390



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

Postage
$ 7.82

Total Postage and Fe
$

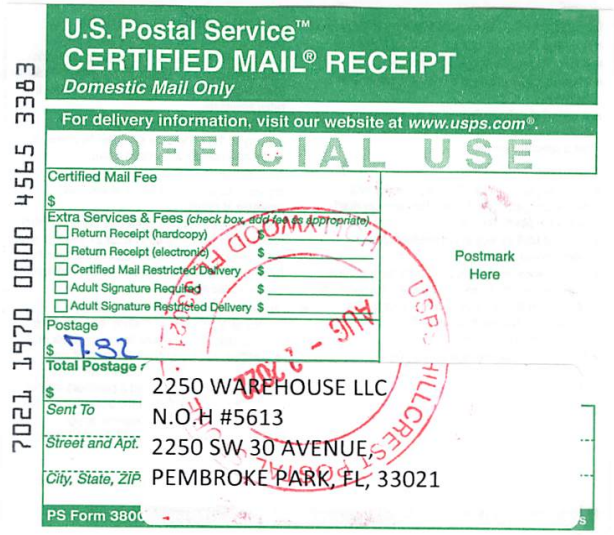
Sent To 2250 WAREHOUSE LLC
Street and Apt. No. N.O.H #5613
City, State, ZIP+4® 2260 SW 30 AVE,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

Postmark Here

AUG - 2 2022

7021 1970 0000 4565 3406



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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
$ 7.82

Total Postage r
$

Sent To 2250 WAREHOUSE LLC
Street and Apt. N.O.H #5613
City, State, ZIP 2250 SW 30 AVENUE,
PEMBROKE PARK, FL, 33021

PS Form 3800

Postmark Here

AUG - 7 2022

7021 1970 0000 4565 3383

Code Dept

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV#5613

Hasler FIRST-CLASS MAIL
03/16/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

2250 WAREHOUSE LLC/Surraca Studio

20815 NE 16 AVE SUITE B15
MIAMI, FL 33179

Case #:

5613

Code Dept

OF PEMBROKE PARK

ID AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5613

Hasler FIRST-CLASS MAIL
03/16/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Surraca Studio
2260 SW 30 Ave
Pembroke Park, FL 33021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2250 SW 30 AVENUE, PEMBROKE PARK FL 33021	ID #	5142 21 01 0117
Property Owner	2250 WAREHOUSE LLC	Millage	0613
Mailing Address	21214 NE 32 PL AVENTURA FL 33180	Use	48-01
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 110 OF N 430 LESS E 40 LYING W OF ST RD R/W BLK 13		

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*	$157,590	$753,580	$911,170	$911,170	
2021	$157,590	$684,440	$842,030	$842,030	$18,107.53
2020	$157,590	$686,150	$843,740	$843,740	$18,209.42

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$911,170	$911,170	$911,170	$911,170
Portability	0	0	0	0
Assessed/SOH	$911,170	$911,170	$911,170	$911,170
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	$911,170	$911,170	$911,170	$911,170

Sales History

Date	Type	Price	Book/Page or CIN
1/6/2016	QCD-T	$100	113467069
10/8/2015	WD-Q	$845,000	113281557
2/9/2008	QCD-T	$100	45109 / 1647
10/15/2004	QCD	$100	38427 / 1554
2/13/1997	WD	$100	26307 / 739

Land Calculations

Price	Factor	Type
$9.00	17,510	SF
Adj. Bldg. S.F. (Card, Sketch)		7812
Eff./Act. Year Built: 1981/1980		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
2250 WAREHOUSE, LLC

Filing Information

Document Number	L15000154429
FEI/EIN Number	47-5418188
Date Filed	09/09/2015
Effective Date	09/04/2015
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	11/10/2015
Event Effective Date	NONE

Principal Address

21214 ne 32 pl
Aventura, FL 33180

Changed: 04/05/2022

Mailing Address

21214 ne 32 pl
Aventura, FL 33180

Changed: 04/05/2022

Registered Agent Name & Address

DEGAETA, RONALD
21214 ne 32 pl
Aventura, FL 33180

Address Changed: 04/05/2022

Authorized Person(s) Detail

Name & Address

Title MGR

Brom Bros Property Management LLC
21214 ne 32 pl
Aventura, FL 33180

Title Authorized representative

Bromberg, Oscar Asher
21214 ne 32 pl
Aventura, FL 33180

Title Manager

Bromberg, Clara
21214 ne 32 pl
Aventura, FL 33180

Annual Reports

Report Year	Filed Date
2020	06/29/2020
2021	04/08/2021
2022	04/05/2022

Document Images

04/05/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- ANNUAL REPORT	View image in PDF format
04/05/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
11/10/2015 -- LC Amendment and Name Change	View image in PDF format
09/09/2015 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
2250 WAREHOUSE LLC	CASE NO. 5613
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 2260 SW 30 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2260 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 2250 WAREHOUSE LLC AT 10:16 A.M. ON THE 5 DAY OF AUGUST 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

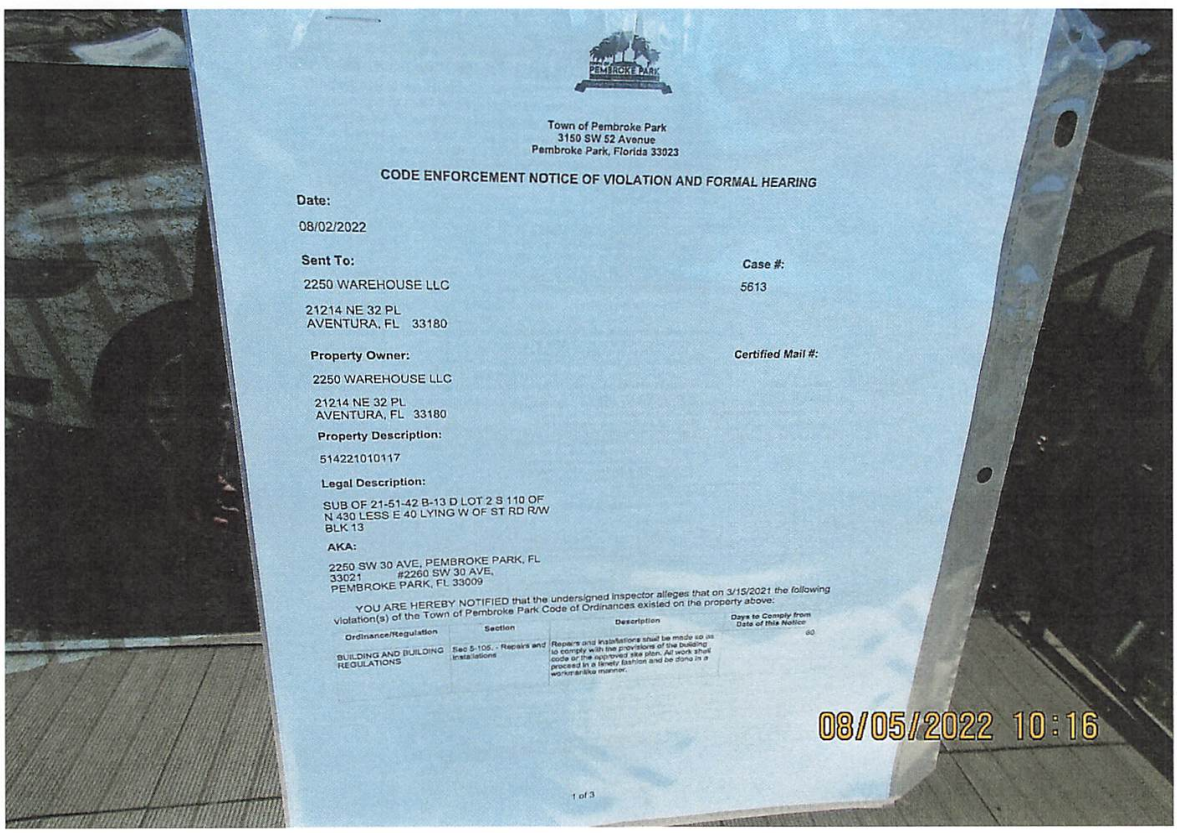
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


2260
NOTICE
THIS AREA IS UNDER
24 HOUR
VIDEO
FOR
RENT
08/05/2022 10:16


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/02/2022
Sent To:
2250 WAREHOUSE LLC
21214 NE 32 PL
AVENTURA, FL 33180
Case #:
5613
Property Owner:
2250 WAREHOUSE LLC
21214 NE 32 PL
AVENTURA, FL 33180
Certified Mail #:
Property Description:
514221010117
Legal Description:
SUB OF 21-51-42 B-13 D LOT 2 S 110 OF
N 430 LESS E 40 LYING W OF ST RD R/W
BLK 13
AKA:
2250 SW 30 AVE, PEMBROKE PARK, FL
33021 #2260 SW 30 AVE,
PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
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.
08/05/2022 10:16
1 of 3

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/02/2022

Sent To:

2250 WAREHOUSE LLC

21214 NE 32 PL
AVENTURA, FL 33180

Case #:

5613

Property Owner:

2250 WAREHOUSE LLC

21214 NE 32 PL
AVENTURA, FL 33180

Certified Mail #:

Property Description:

514221010117

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 110 OF
N 430 LESS E 40 LYING W OF ST RD R/W
BLK 13

AKA:

2250 SW 30 AVE, PEMBROKE PARK, FL
33021 #2260 SW 30 AVE,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (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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1. Demolition of "Surraco" sign removed without a permit. Obtain plans, permit and inspections.
2. Installation of tankless water heater and bathroom renovation done without a permit. Obtain plans, permit and inspections.
3. Installation of electrical and lighting done without a permit. Obtain plans, permit and inspections.
4. Verify or obtain permit for Mezzanine (Loft). Obtain plans, permit and inspections.
5. Photo studio equipment mounted on ceiling installed without a permit. Obtain plans, permit and inspections.
6. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/2/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
2250 WAREHOUSE LLC/Surraca Studio 20815 NE 16 AVE SUITE B15 MIAMI, FL 33179	5613	03/15/2021

Property Owner:	Property Description:	Certified Mail #:
2250 WAREHOUSE LLC/Surraca Studio 20815 NE 16 AVE SUITE B15 MIAMI, FL 33179	514221010117	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 110 OF N 430 LESS E 40 LYING W OF ST RD R/W BLK 13	2250 SW 30 AVE, PEMBROKE PARK, FL 33021 #2260 SW 30 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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Notes/Means of Correction:

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Joseline Ramirez
Chief Code Enforcement Officer


MOTORCYCLE ACCIDENT
1-800-FL-LEGAL
RUBENSTEIN LAW
03/11/2021 17:27


03/11/2021 17:33

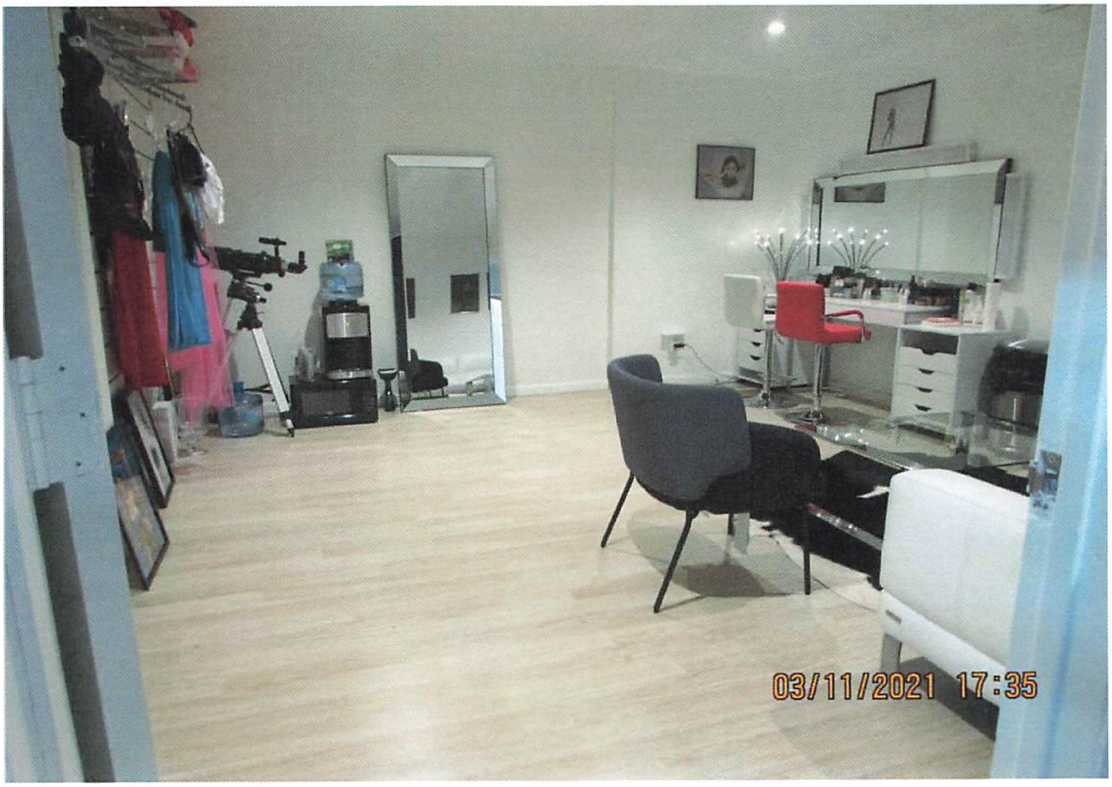

03/11/2021 17:33


03/11/2021 17:33


STUDIO
03/11/2021 17:33


03/11/2021 17:33


03/11/2021 17:33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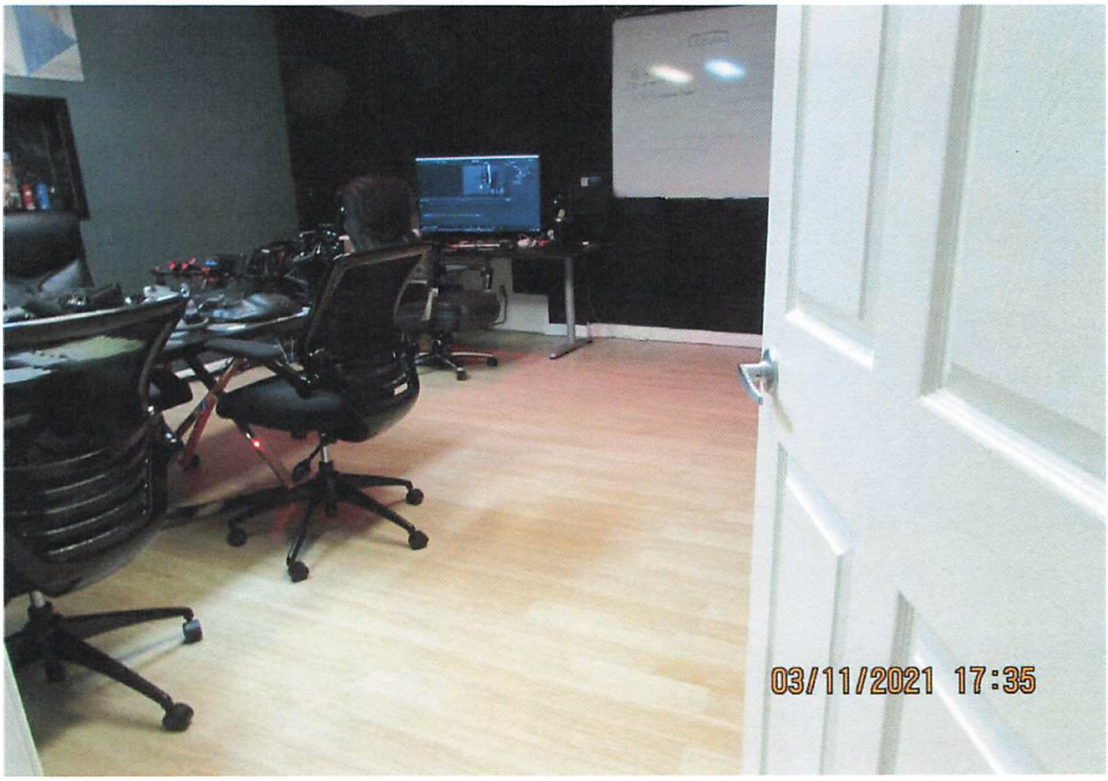
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03/11/2021 17:37


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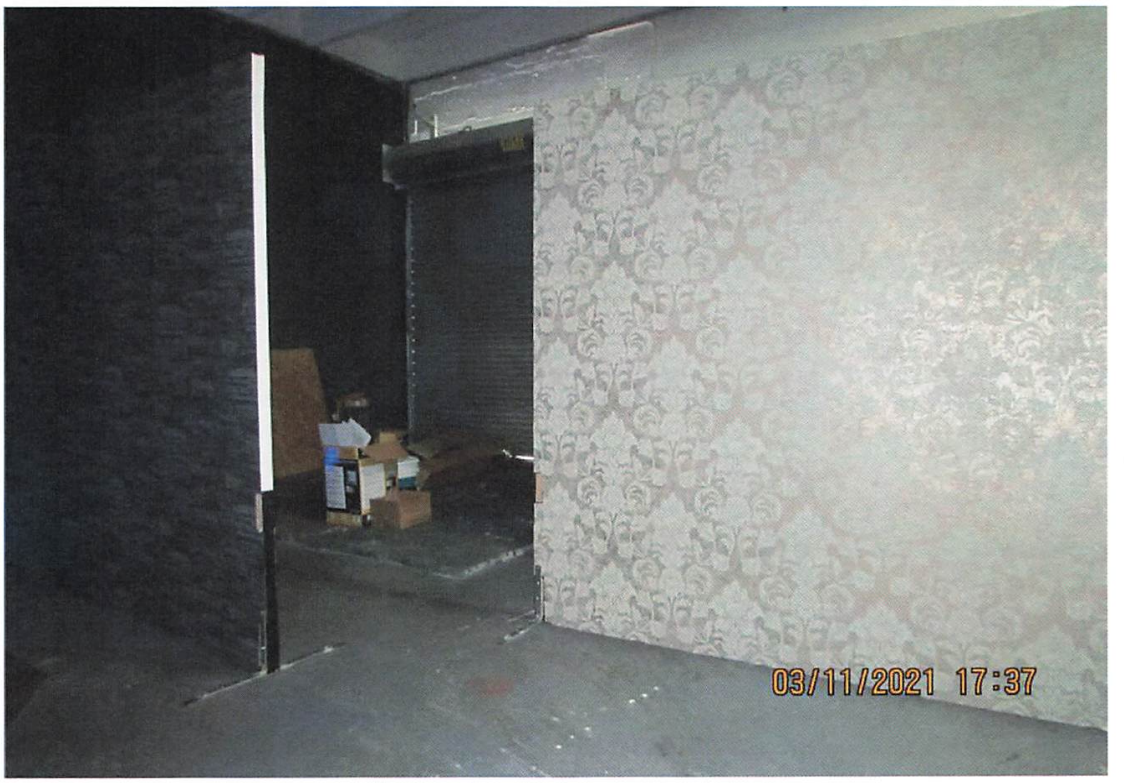
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03/11/2021 17:37


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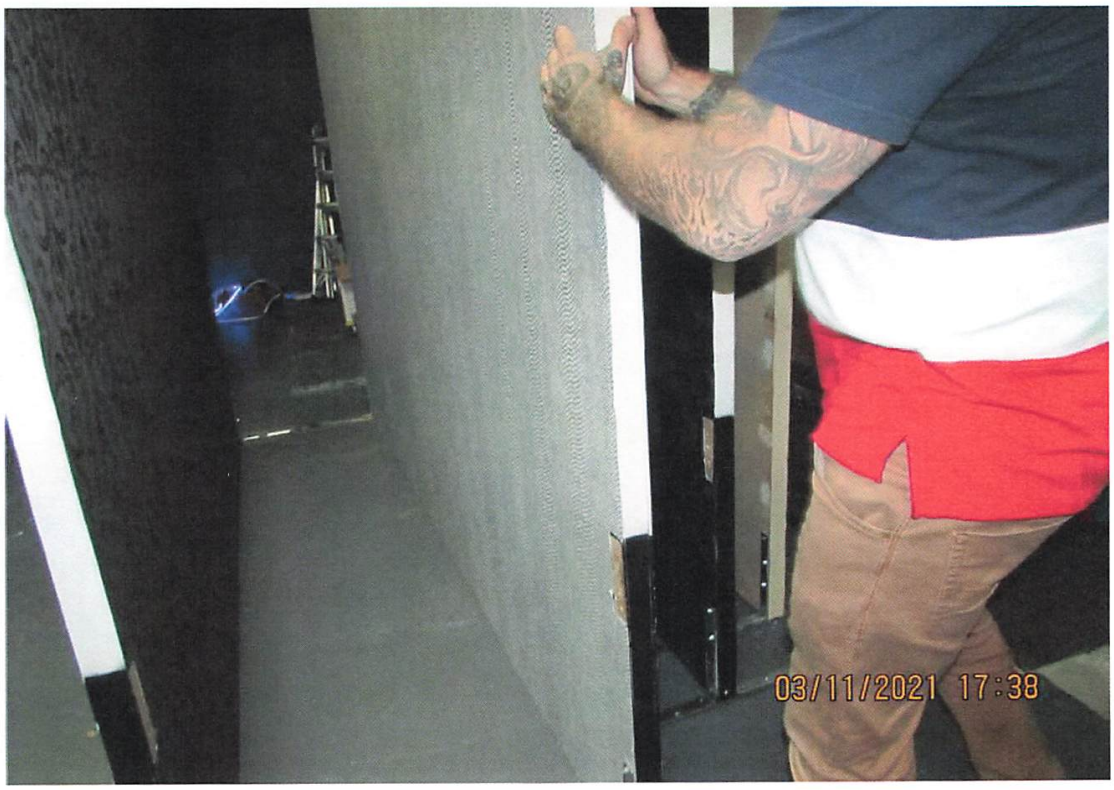
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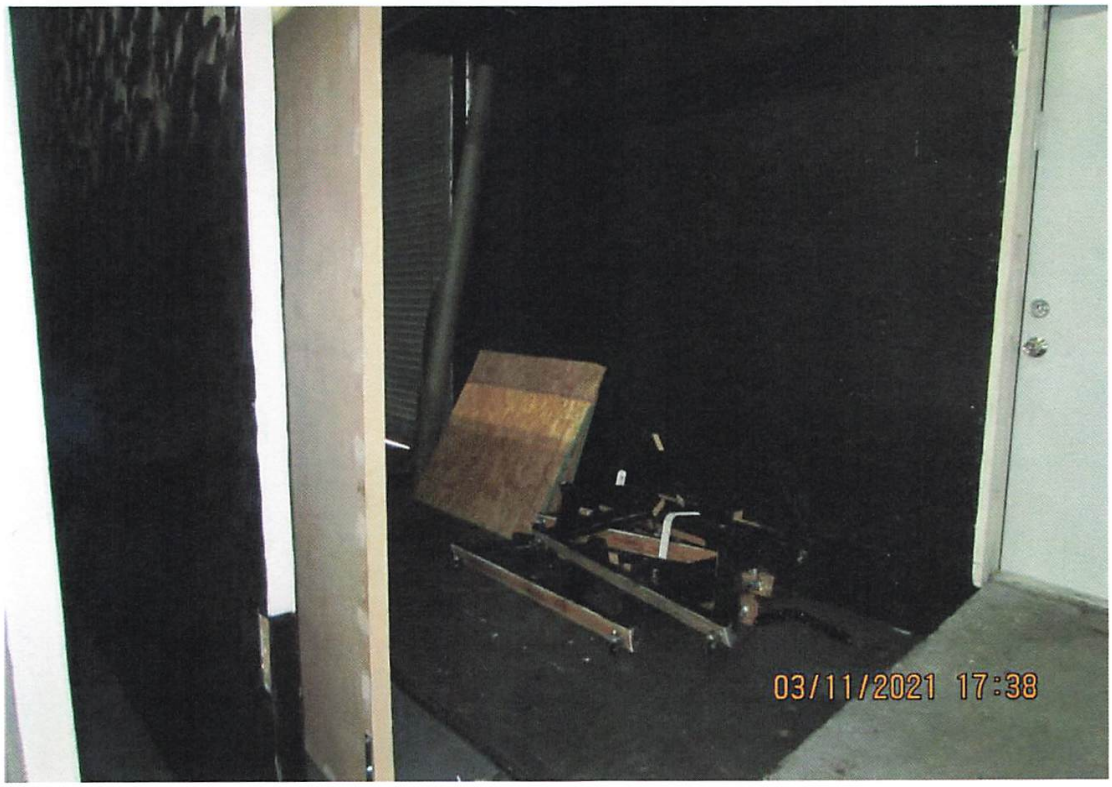
03/11/2021 17:38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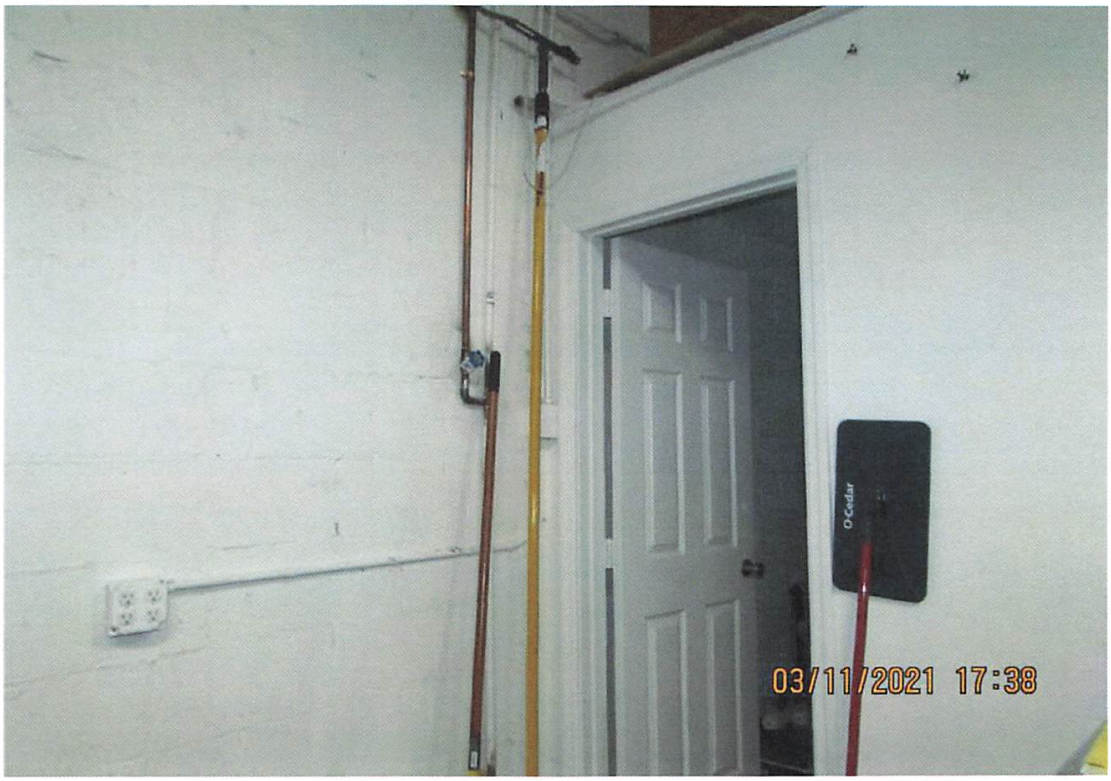
03/11/2021 17:38


FIRE
03/11/2021 17:38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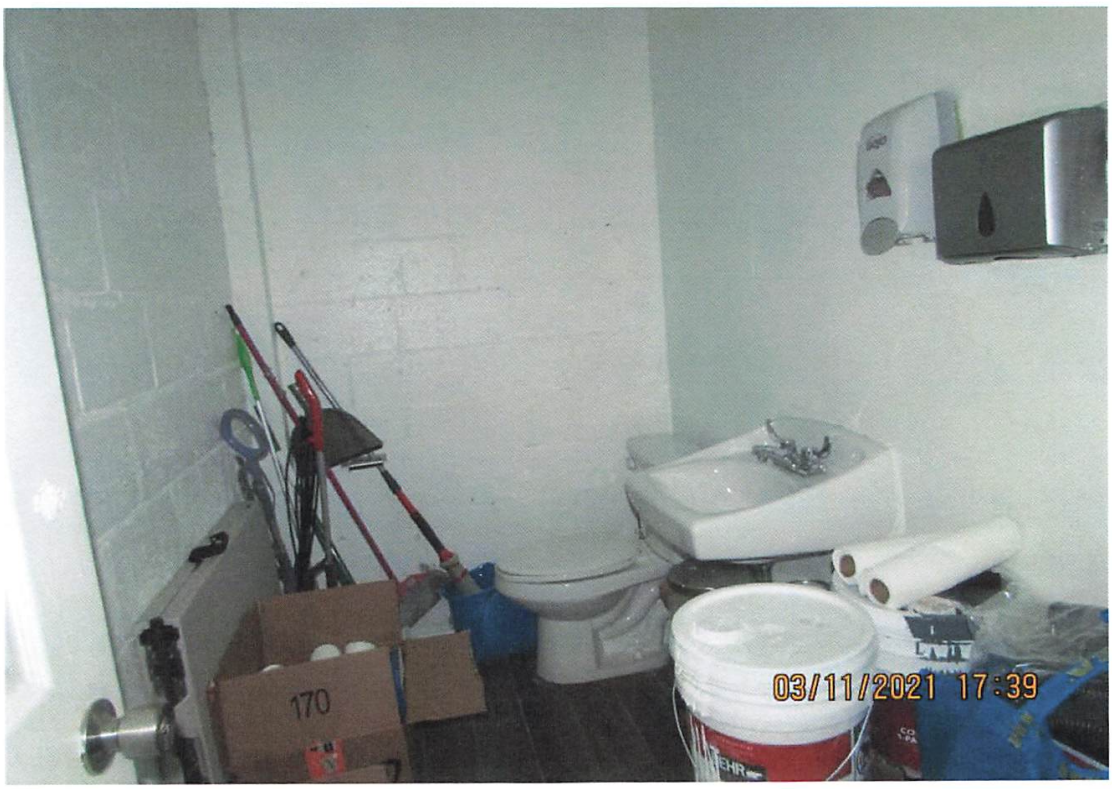
170
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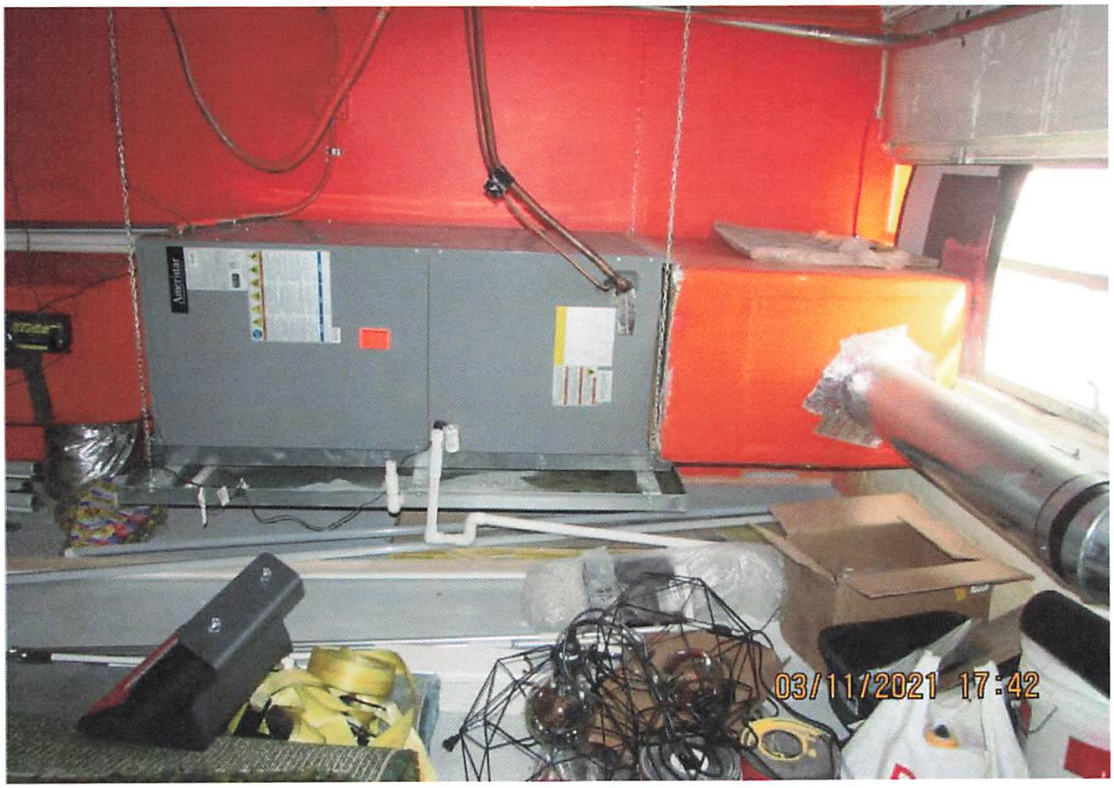
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ARMOLITE


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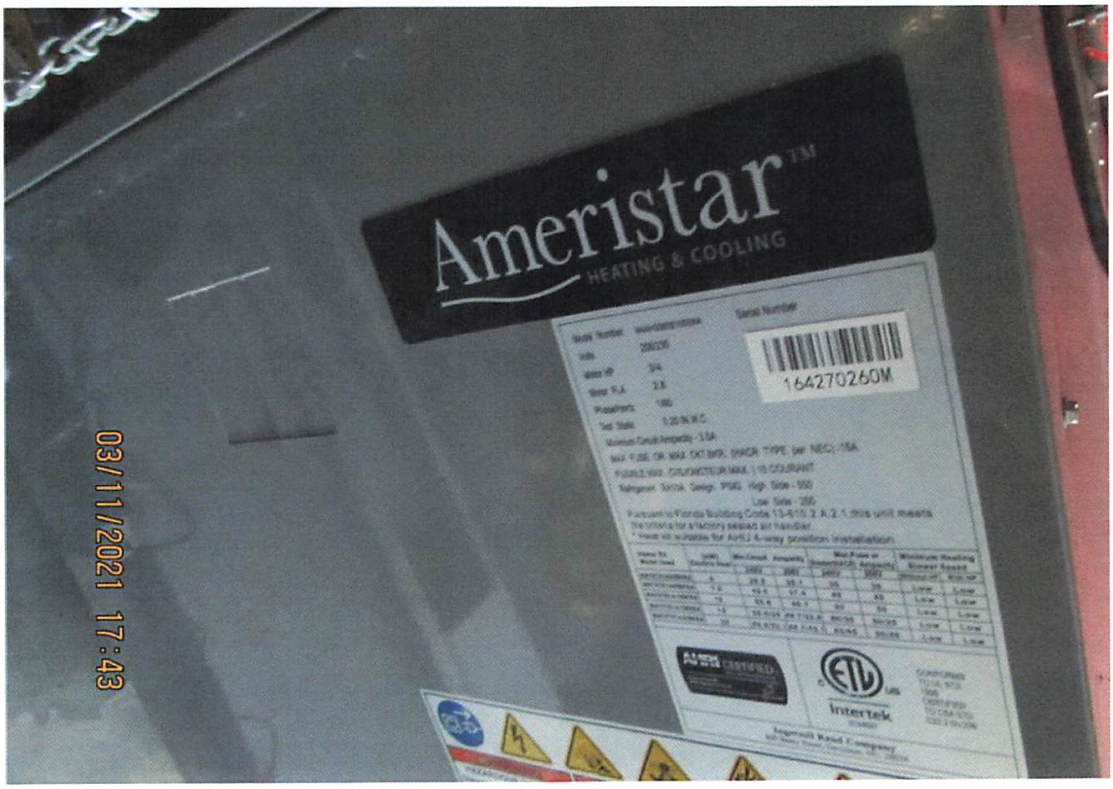
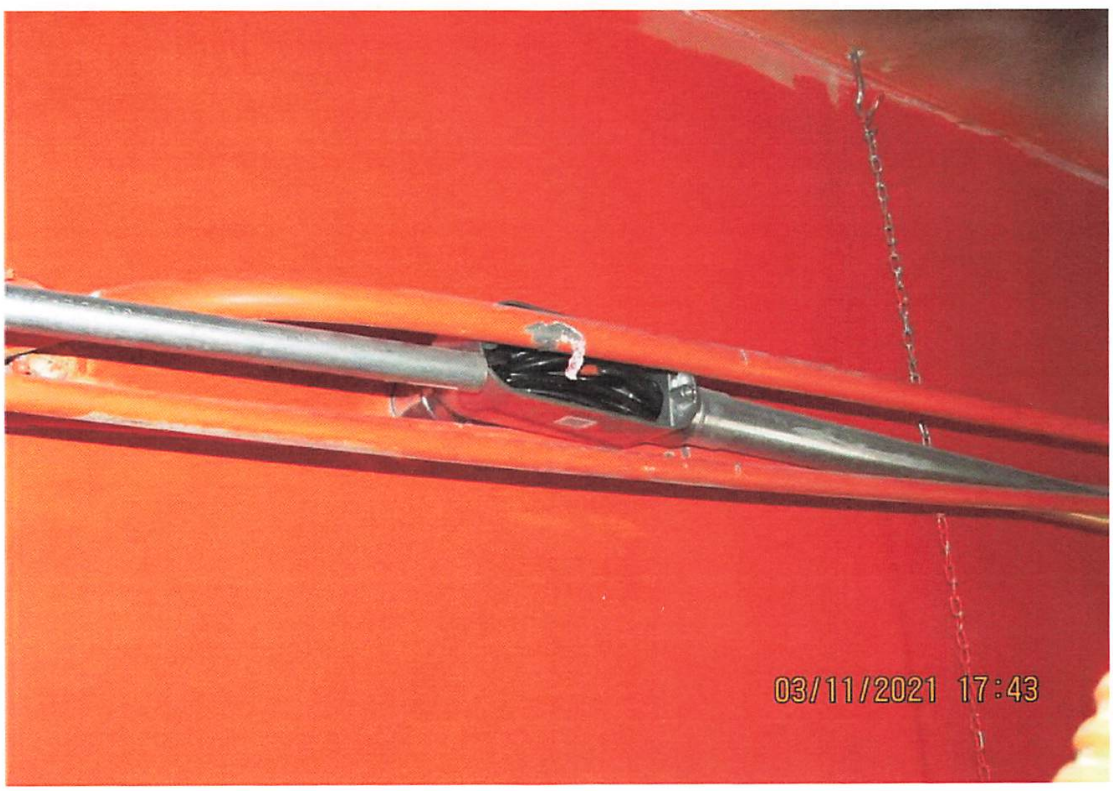

Ameristar™
HEATING & COOLING
164270260M
03/11/2021 17:43


Ameristar™
HEATING & COOLING
03/11/2021 17:43


03/11/2021 17:43


03/11/2021 17:43


03/11/2021 17:43


03/11/2021 17:43

Case Overview

Property/Incident Information

Owner	Address	Site Address
DAVID E ZELL TR/CELIA SANTANA	2322 SW 31 AVE PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2322 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5646 **Date Next Inspection** 8/17/2022

Notes

1. Added French doors, wall, roof over and enclosed with trellis on right side of home without permits. Obtain plans, permit and inspections.
2. Installed door and light fixtures (exposed wires) on right side of mobile home without permits. Obtain plans, permit and inspections.
3. Prohibited outdoor storage. Remove all appliances, construction materials and miscellaneous items with the exception of patio furniture.
4. Installed plastic shed without permits. Obtain plans, permit and inspections.
5. Installed addition with bathroom and roof over on left side of mobile home without no permits. Obtain plans, permit and inspections.
6. Installed jacuzzi with wooden deck and wooden fence. with no permits Obtain plans, permit and inspections.
7. Installed electrical cameras without permits. Obtain plans, permit and inspections.
8. Installed addition/efficiency with kitchen on right side of mobile without permits. Obtain plans, permit and inspections.
9. Installed new kitchen in living room area and washer/dryer without permits. Obtain plans, permit and inspections.
10. Altered structural, electrical and plumbing without permits. Obtain plans, permit and inspections.
11. Double permit fee assessed.

No permit as of 8/16/22

Documents Issued

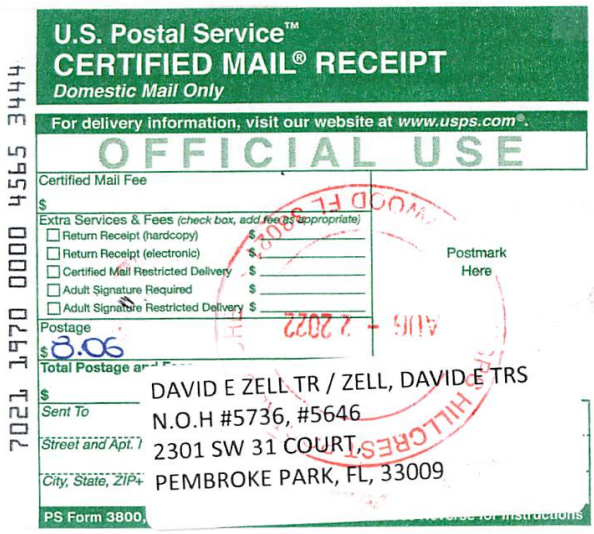
Date Issue	Hearing Date	Document Type	Delivery
3/22/2021		Notice of Violation	Regular Mail 3/22/21
8/2/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 8/5/22 - Posted ~~Regular Mail~~ 8/2/22 - Certified

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/17/2022

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: 8/17/2022
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: 8/17/2022



7021 1970 0000 4565 3444

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
$ 8.06

Total Postage and Fees
$

Postmark Here

AUG - 2 2022

Sent To: DAVID E ZELL TR / ZELL, DAVID E TRS
Street and Apt. No.: N.O.H #5736, #5646
City, State, ZIP+4®: 2301 SW 31 COURT, PEMBROKE PARK, FL, 33009

PS Form 3800,



7021 1970 0000 4565 3451

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
$ 8.06

Total Postage and Fees
$

Postmark Here

AUG - 2 2022

Sent To: DAVID E ZELL TR / ZELL, DAVID E TRS
Street and Apt. No.: N.O.H #5736, #5646
City, State, ZIP+4®: 140 GREENS RD, HOLLYWOOD, FL, 33021

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.

1. Article Addressed to:

DAVID E ZELL TR / ZELL, DAVID E TRS
N.O.H #5736, #5646
~~140 G~~REENS RD,
HOLLYWOOD, FL, 33021

9590 9402 6921 1104 9857 85

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 3451

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

D. Is delivery address different from item 1? ☒ Yes
If YES, enter delivery address below: ☐ No
1471 Greens Rd.

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

Code Dept.

TOWN OF PEMBROKE PARK

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

NOV # 5646

Hasler FIRST CLASS MAIL
03/22/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

Sent To:

Celia Santana

2322 SW 31 Avenue
Pembroke Park, FL 33009

Case

5646

Code Dept.

TOWN OF PEMBROKE PARK

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

NOV #5646

Hasler FIRST CLASS MAIL
03/22/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

David E Zell TR
140 Greens Rd
Hollywood, FL 33021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021

ID #	5142 20 00 0520
Millage	0613
Use	28-03

Abbr Legal Description	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

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

* 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*	$2,945,130		$2,945,130	$2,615,960	
2021	$2,749,190		$2,749,190	$2,378,150	$53,538.86
2020	$2,553,240		$2,553,240	$2,161,960	$49,204.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,945,130	$2,945,130	$2,945,130	$2,945,130
Portability	0	0	0	0
Assessed/SOH	$2,615,960	$2,945,130	$2,615,960	$2,615,960
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	$2,615,960	$2,945,130	$2,615,960	$2,615,960

Sales History

Date	Type	Price	Book/Page or CIN
2/22/2017	DRR-T	$100	114264912
5/30/1979	WD	$875,000	8248 / 695

Land Calculations

Price	Factor	Type
$7.50	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DAVID E ZELL TR CASE NO. 5646
CELIA SANTANA

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2322 SW 31 AVE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2322 SW 31 AVE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DAVID E ZELL TR/CELIA SANTANA AT 09:48 A.M. ON THE 5 DAY OF AUGUST 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.

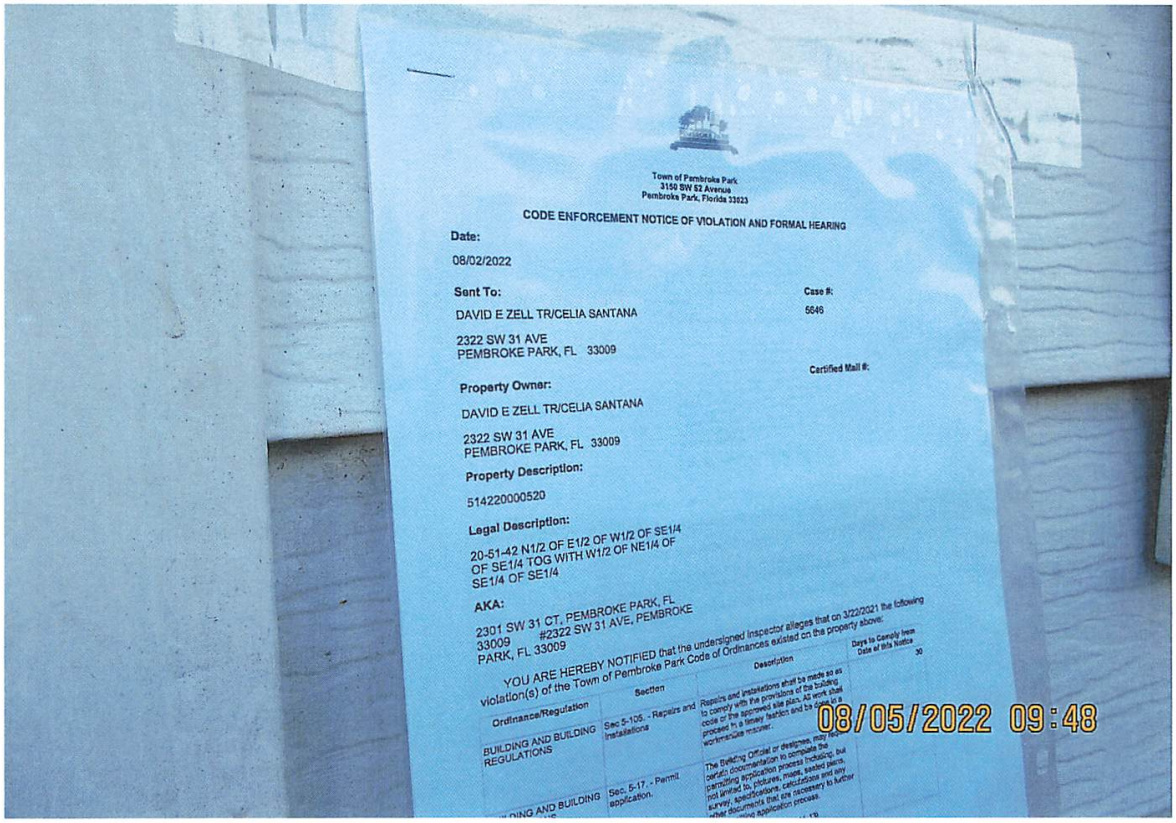
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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:
08/02/2022
Sent To:
DAVID E ZELL TR/CELIA SANTANA
2322 SW 31 AVE
PEMBROKE PARK, FL 33009
Case #:
5646
Certified Mail #:
Property Owner:
DAVID E ZELL TR/CELIA SANTANA
2322 SW 31 AVE
PEMBROKE PARK, FL 33009
Property Description:
514220000520
Legal Description:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4
AKA:
2301 SW 31 CT, PEMBROKE PARK, FL 33009
#2322 SW 31 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be diligently
Sec. 5-17. - Permit application.
The Building Official or designee, may require certain documentation in complete the permitting application process including, but not limited to, floor plans, sealed plans, survey, specifications, maps, sealed plans, and other documents that are necessary to further
30
08/05/2022 09:48


2322
EXPIRES
FLORIDA
EXPIRES
FLORIDA
08/05/2022 09:48

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/02/2022

Sent To:

DAVID E ZELL TR/CELIA SANTANA

2322 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

5646

Property Owner:

DAVID E ZELL TR/CELIA SANTANA

2322 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2322 SW 31 AVE, PEMBROKE PARK, FL 33009

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

1. Added French doors, wall, roof over and enclosed with trellis on right side of home without permits. Obtain plans, permit and inspections.
2. Installed door and light fixtures (exposed wires) on right side of mobile home without permits. Obtain plans, permit and inspections.
3. Prohibited outdoor storage. Remove all appliances, construction materials and miscellaneous items with the exception of patio furniture.
4. Installed plastic shed without permits. Obtain plans, permit and inspections.
5. Installed addition with bathroom and roof over on left side of mobile home without no permits. Obtain plans, permit and inspections.
6. Installed jacuzzi with wooden deck and wooden fence. with no permits Obtain plans, permit and inspections.
7. Installed electrical cameras without permits. Obtain plans, permit and inspections.
8. Installed addition/efficiency with kitchen on right side of mobile without permits. Obtain plans, permit and inspections.
9. Installed new kitchen in living room area and washer/dryer without permits. Obtain plans, permit and inspections.
10. Altered structural, electrical and plumbing without permits. Obtain plans, permit and inspections.
11. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/2/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Celia Santana 2322 SW 31 Avenue Pembroke Park, FL 33009	5646	03/22/2021

Property Owner:	Property Description:	Certified Mail #:
Celia Santana 2322 SW 31 Avenue Pembroke Park, FL 33009	514220000520	

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2322 SW 31 Avenue

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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Notes/Means of Correction:

1. Added French doors, wall, roof over and enclosed with trellis on right side of home without permits. Obtain plans, permit and inspections.
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6. Installed jacuzzi with wooden deck and wooden fence. with no permits Obtain plans, permit and inspections.
7. Installed electrical cameras without permits. Obtain plans, permit and inspections.
8. Installed addition/efficiency with kitchen on right side of mobile without permits. Obtain plans, permit and inspections.
9. Installed new kitchen in living room area and washer/dryer without permits. Obtain plans, permit and inspections.
10. Altered structural, electrical and plumbing without permits. Obtain plans, permit and inspections.
11. 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
Chief Code Enforcement Officer


01/27/2021 18:16


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PIONEER
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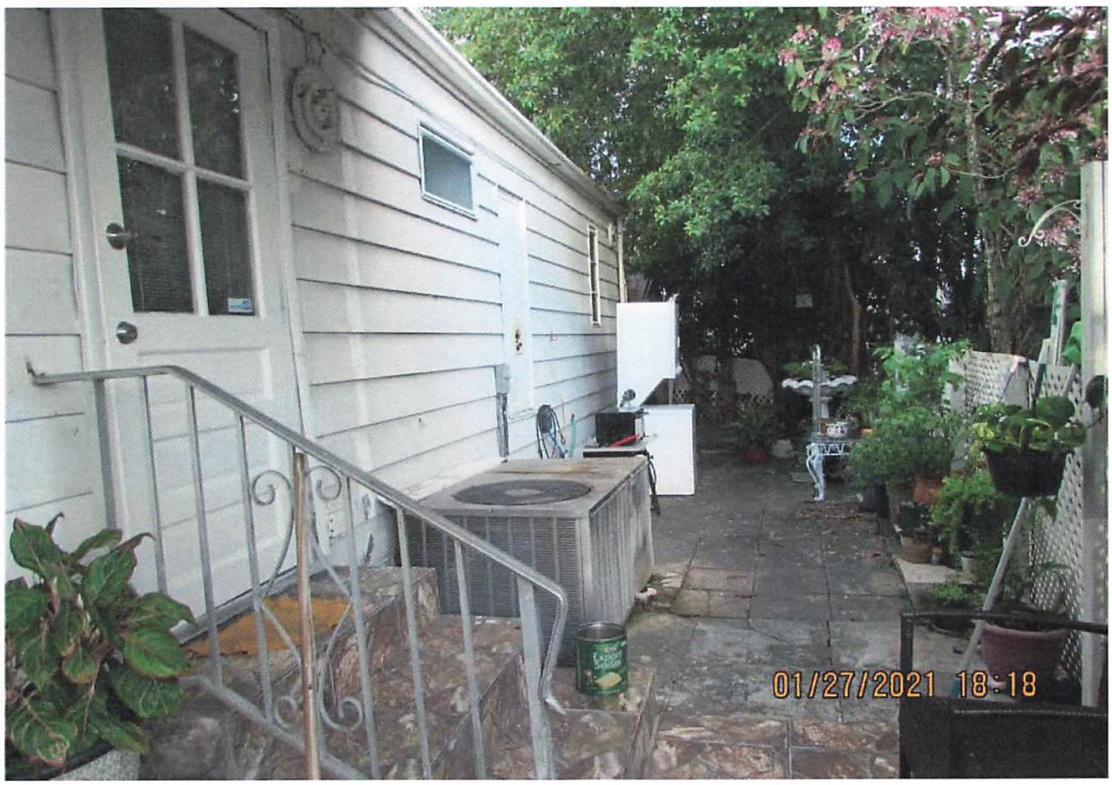
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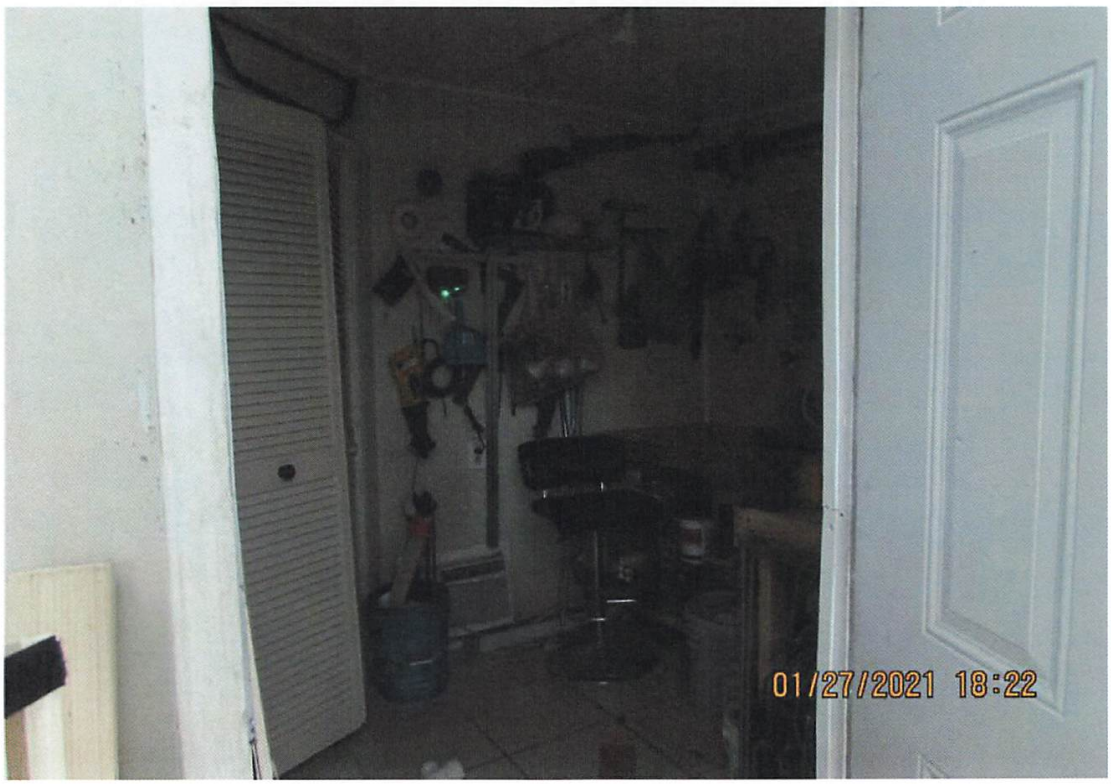
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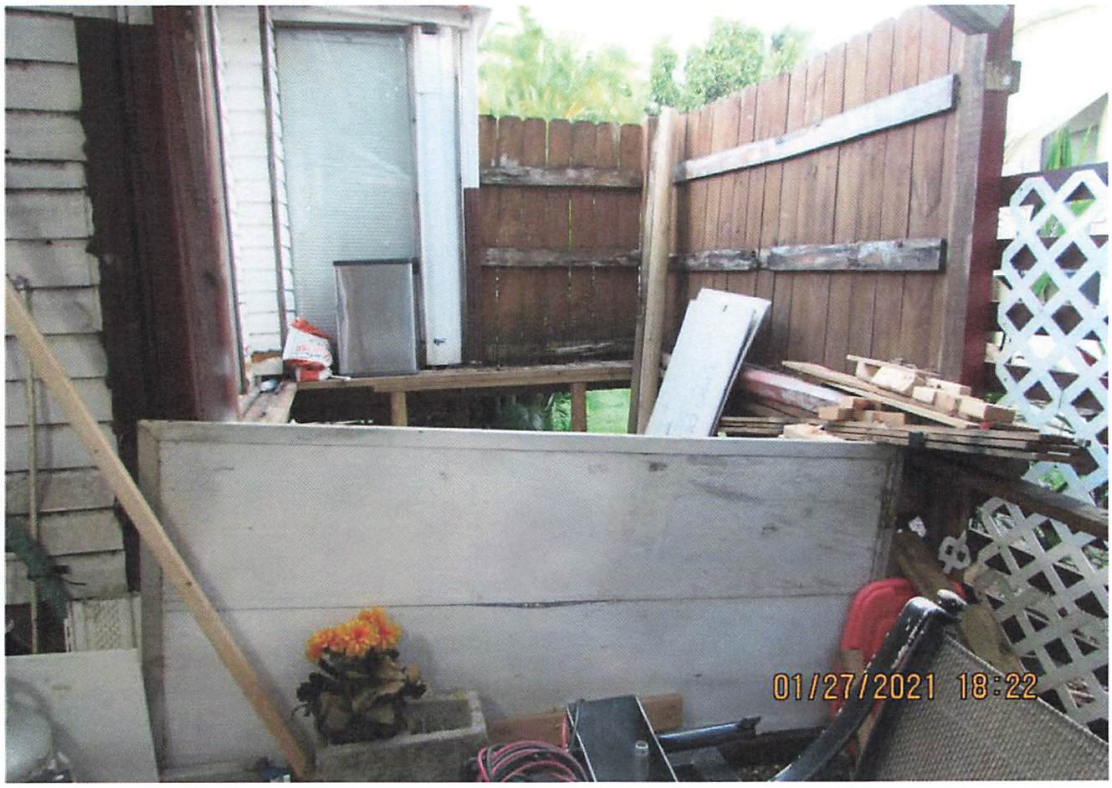
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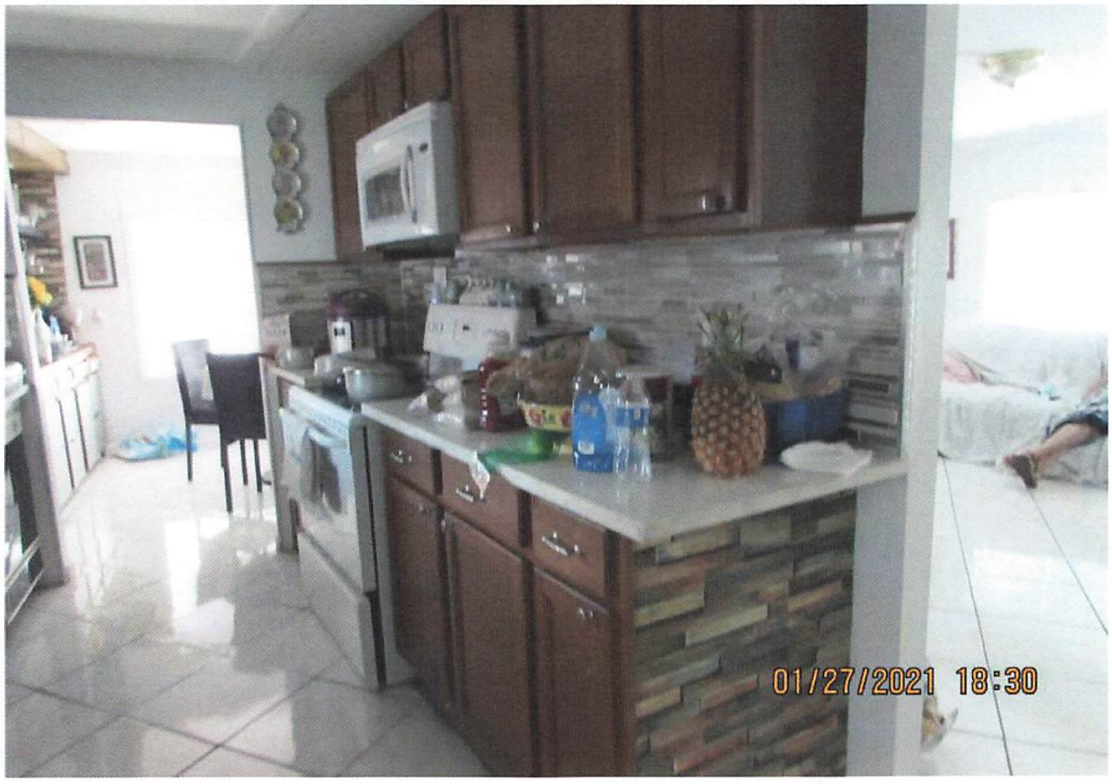
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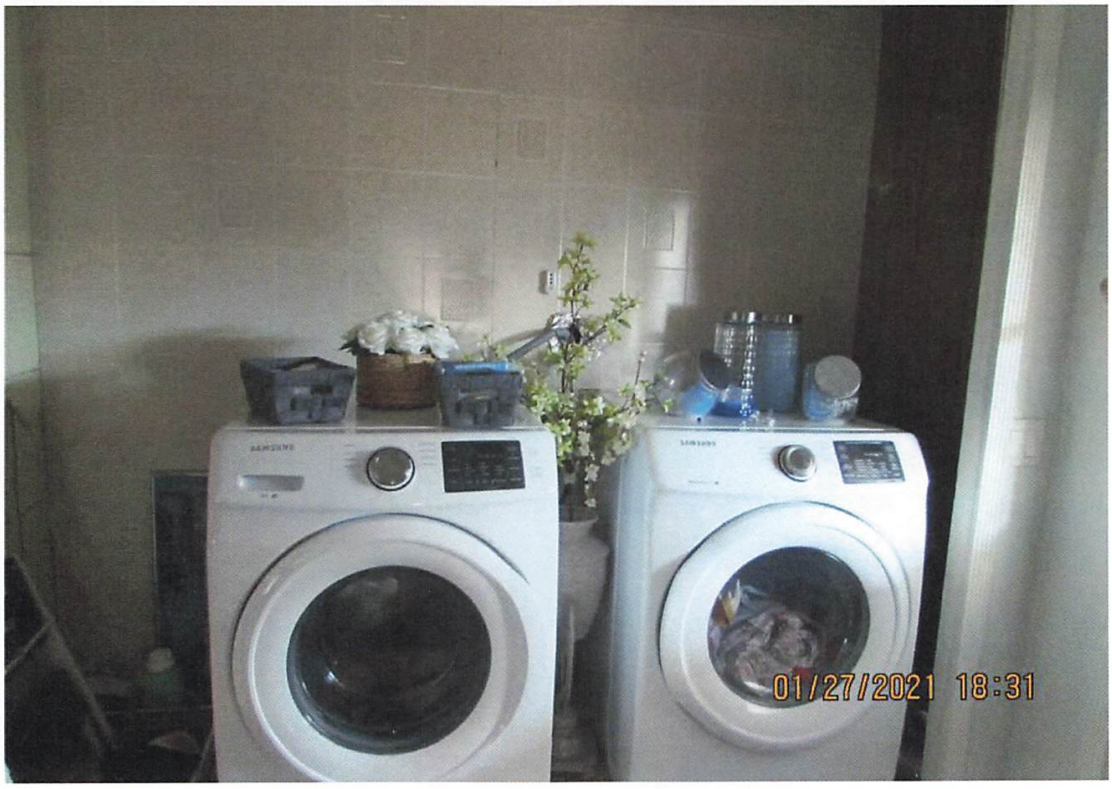
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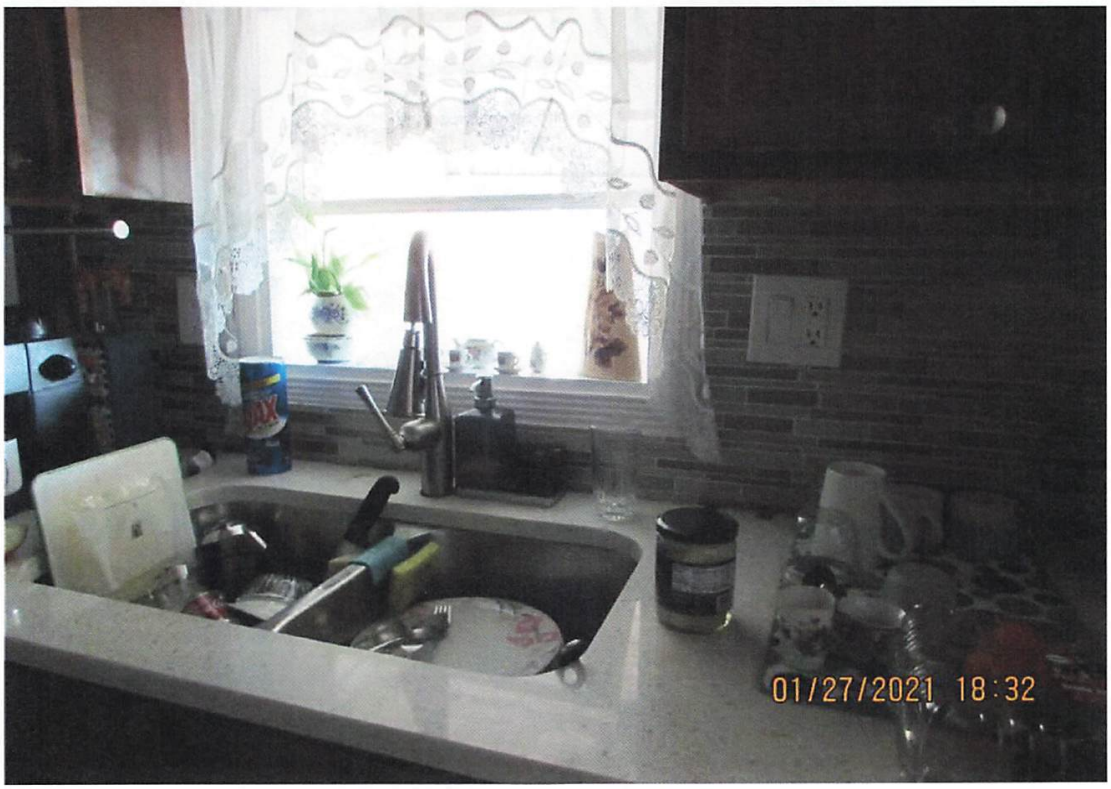
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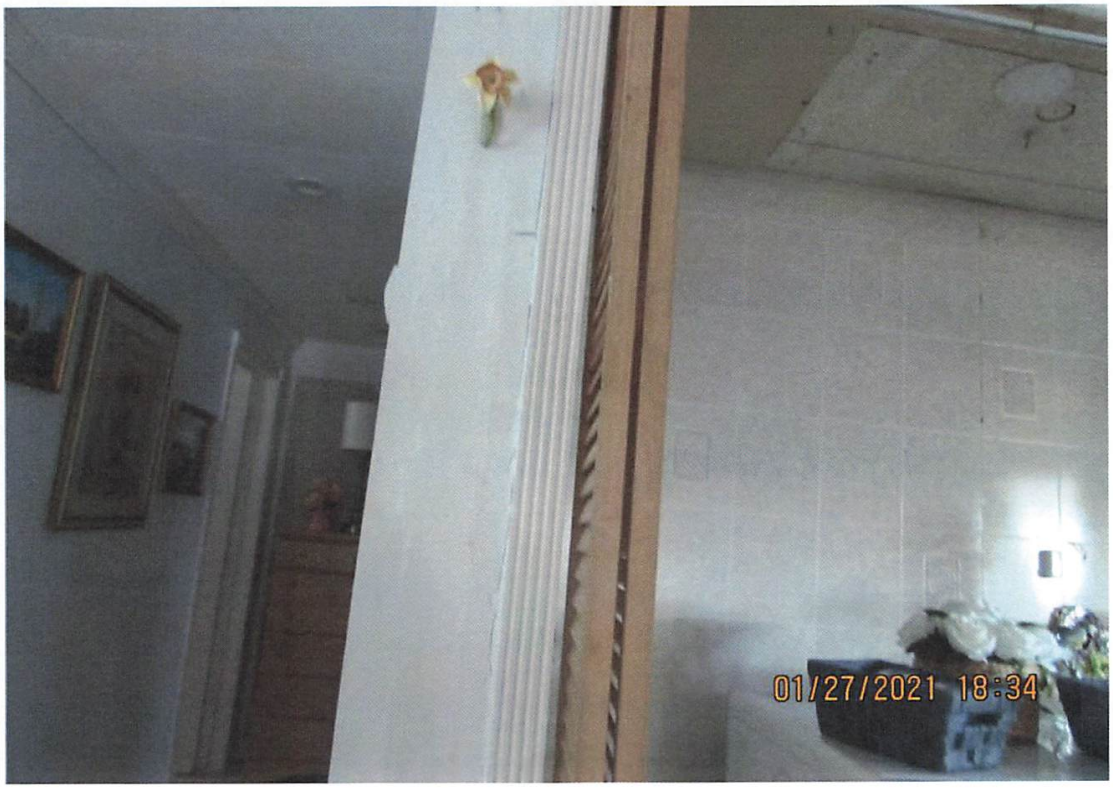
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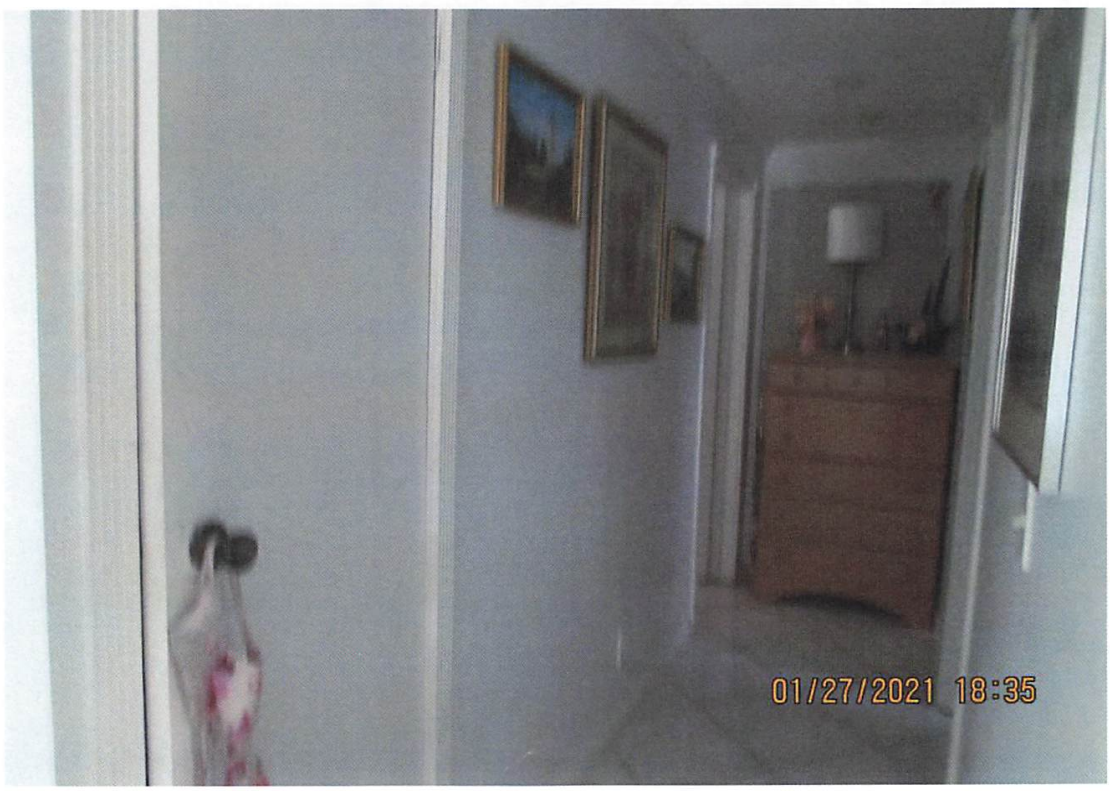
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01/27/2021 18:39


01/27/2021 18:39


01/27/2021 18:40

Case Overview

Property/Incident Information

Owner	Address	Site Address
FIRST G R D PROPERTY INC	6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 5716 **Date Next Inspection** 7/22/2022

Notes

1. Demolished wooden fence without a permit. Obtain plans, after the fact permit and inspections.
2. Demolished shed without a permit. Obtain plans, after the fact permit and inspections.
3. Installed new chain-link fence without a permit. Obtain plans, after the fact permit and inspections.
4. Painted property without a permit. Obtain an after the fact permit.
5. Bulk trash out in the open for more than 24 hours. Remove all trash from property.
6. Double permit fee assessed.

Permit application 5/23/22 – Plan review

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/6/2021		Notice of Violation	Regular Mail 4/6/21
7/22/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 8/5/22 Certified Mail 7/29/22
7/22/2022		Affidavit of Non-Compliance	Certified Mail 7/29/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/22/2022
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: 7/22/2022
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: 7/22/2022

Case Overview

GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	7/22/2022



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

Postage
$ 8.06

Total Postage and
$

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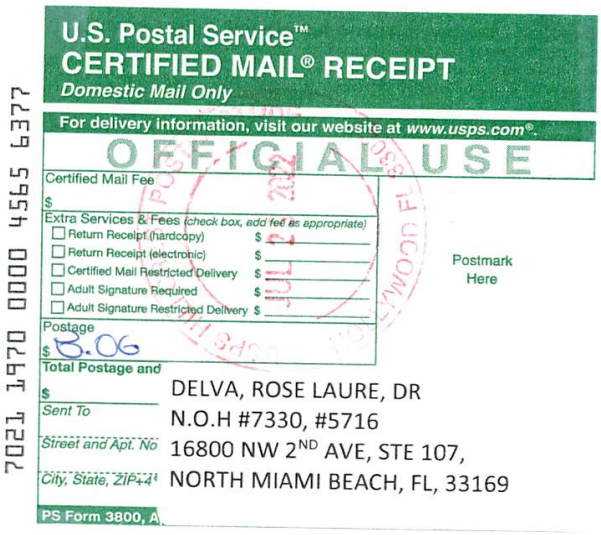
Sent To FIRST G R D PROPERTY INC
Street and Apt. No. N.O.H #7330, #5716
City, State, ZIP+4® 5520 SW 33 STREET #1-2,
PEMBROKE PARK, FL, 33023

PS Form 3800, A

7021 1970 0000 4565 6360



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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
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Street and Apt. No. N.O.H #7330, #5716
City, State, ZIP+4® 16800 NW 2ND AVE, STE 107,
NORTH MIAMI BEACH, FL, 33169

PS Form 3800, A

7021 1970 0000 4565 6377



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

Postage
$ 8.06

Total Postage and
$

Postmark Here

Sent To FIRST G R D PROPERTY INC
Street and Apt. No., N.O.H #7330, #5716
City, State, ZIP+4® 6080 SW 180 TER,
SOUTHWEST RANCHES, FL, 33331

PS Form 3800, Ap

7021 1970 0000 4565 6384

Code Dept.

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5716

Hasler FIRST-CLASS MAIL

04/06/2021

US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

FIRST G R D PROPERTY INC

6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331

Case #:

5716



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5520 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0180
Property Owner	FIRST G R D PROPERTY INC	Millage	0613
Mailing Address	6080 SW 180 TER SOUTHWEST RANCHES FL 33331	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 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*	$12,480	$213,710	$226,190	$153,060	
2021	$12,480	$192,030	$204,510	$139,150	$3,414.73
2020	$12,480	$162,730	$175,210	$126,500	$3,046.98

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$226,190	$226,190	$226,190	$226,190
Portability	0	0	0	0
Assessed/SOH	$153,060	$226,190	$153,060	$153,060
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	$153,060	$226,190	$153,060	$153,060

Sales History

Date	Type	Price	Book/Page or CIN
6/24/1999	QCD		29790 / 419
11/17/1998	QCD	$100	29175 / 997
2/9/1998	QCD	$100	28033 / 591
10/30/1997	D	$70,100	27304 / 769
2/6/1997	SWD	$100	26148 / 903

Land Calculations

Price	Factor	Type
$2.00	6,240	SF

Adj. Bldg. S.F. (Card, Sketch)	1476
Units	2
Eff./Act. Year Built: 1961/1959	

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
FIRST G.R.D. PROPERTY, INC.

Filing Information

Document Number	P96000043671
FEI/EIN Number	65-0666492
Date Filed	05/22/1996
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/27/2017
Event Effective Date	NONE

Principal Address

6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Changed: 04/27/2005

Mailing Address

6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Changed: 04/18/2009

Registered Agent Name & Address

DELVA, ROSE LAURE, Dr.
16800 NW 2ND AVENUE
STE 107
NORTH MIAMI BEACH, FL 33169

Name Changed: 04/12/2020

Address Changed: 10/27/2017

Officer/Director Detail

Name & Address

Title VP

Delva, Gesner

6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Title President

DELVA, ROSE L, MD
6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Annual Reports

Report Year	Filed Date
2020	04/12/2020
2021	03/13/2021
2022	03/29/2022

Document Images

03/29/2022 -- ANNUAL REPORT	View image in PDF format
03/13/2021 -- ANNUAL REPORT	View image in PDF format
04/12/2020 -- ANNUAL REPORT	View image in PDF format
04/06/2019 -- ANNUAL REPORT	View image in PDF format
03/24/2018 -- ANNUAL REPORT	View image in PDF format
10/27/2017 -- Amendment	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
04/16/2016 -- ANNUAL REPORT	View image in PDF format
03/30/2015 -- ANNUAL REPORT	View image in PDF format
04/26/2014 -- ANNUAL REPORT	View image in PDF format
04/27/2013 -- ANNUAL REPORT	View image in PDF format
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05/05/1998 -- ANNUAL REPORT	View image in PDF format
04/30/1997 -- ANNUAL REPORT	View image in PDF format
05/22/1996 -- DOCUMENTS PRIOR TO 1997	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

FIRST G R D PROPERTY INC CASE NO. 5716

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5520 SW 33 ST #1-2, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5520 SW 33 ST #1-2, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FIRST G R D PROPERTY INC AT 08:32 A.M. ON THE 5 DAY OF AUGUST 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 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

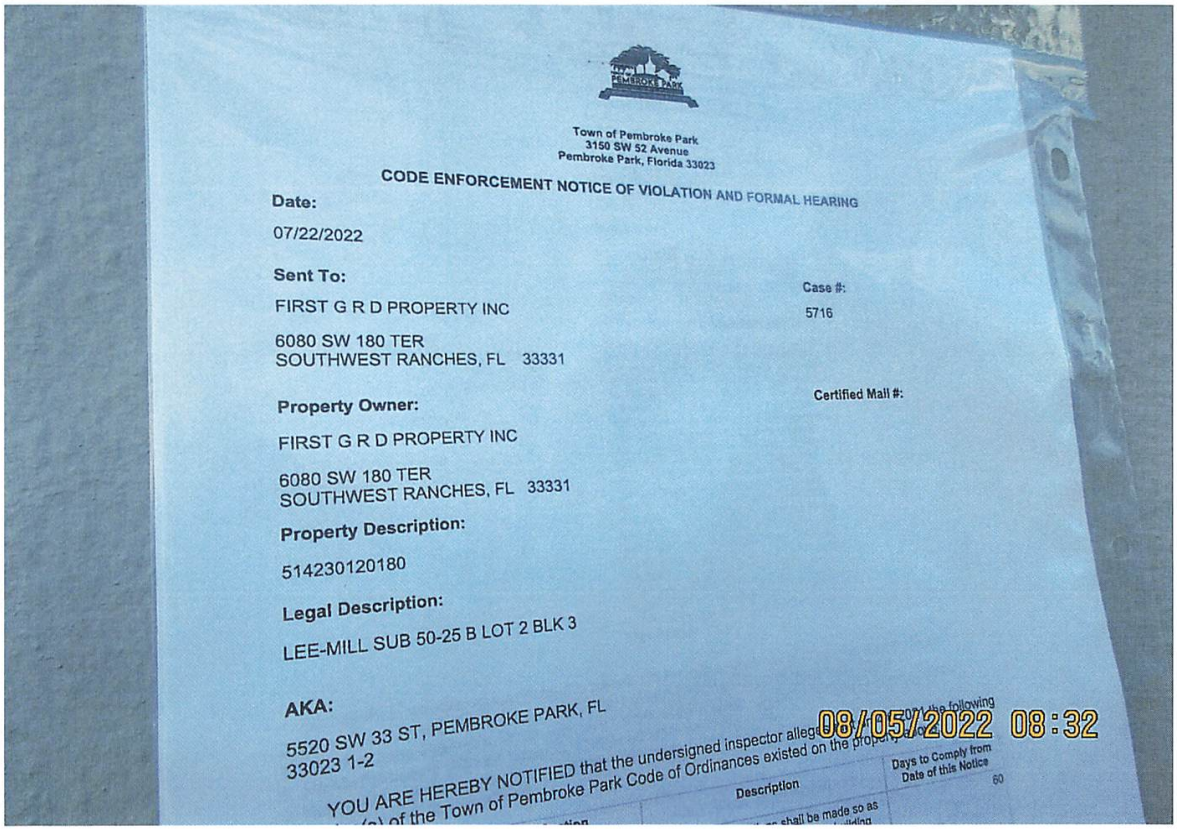
Signature

Personally Known ✓ OR Produced Identification

Type of Identification Produced

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:

07/22/2022

Sent To:

FIRST G R D PROPERTY INC

6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331

Case #:

5716

Certified Mail #:

Property Owner:

FIRST G R D PROPERTY INC

6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331

Property Description:

514230120180

Legal Description:

LEE-MILL SUB 50-25 B LOT 2 BLK 3

AKA:

5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

08/05/2022 08:32

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that the following ... of the Town of Pembroke Park Code of Ordinances existed on the property ...

	Description	Days to Comply from Date of this Notice
	... shall be made so as	60

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/22/2022

Sent To:

FIRST G R D PROPERTY INC

6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331

Case #:

5716

Property Owner:

FIRST G R D PROPERTY INC

6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331

Certified Mail #:

Property Description:

514230120180

Legal Description:

LEE-MILL SUB 50-25 B LOT 2 BLK 3

AKA:

5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/6/2021 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. 5-2. - 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
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	60

1. Demolished wooden fence without a permit. Obtain plans, after the fact permit and inspections.
2. Demolished shed without a permit. Obtain plans, after the fact permit and inspections.
3. Installed new chain-link fence without a permit. Obtain plans, after the fact permit and inspections.
4. Painted property without a permit. Obtain an after the fact permit.
5. Bulk trash out in the open for more than 24 hours. Remove all trash from property.
6. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

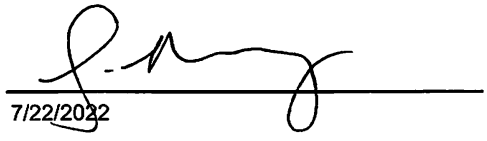
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



7/22/2022

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.

FIRST G R D PROPERTY
INC

5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

Case #:

5716

On 7/22/2022 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:	FIRST G R D PROPERTY INC
Address:	6080 SW 180 TER SOUTHWEST RANCHES, FL 33331
Folio:	514230120180
Site Address:	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description:	LEE-MILL SUB 50-25 B LOT 2 BLK 3

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: 7/22/2022
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: 7/22/2022
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: 7/22/2022
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	7/22/2022

Notes/Means of Correction:

1. Demolished wooden fence without a permit. Obtain plans, after the fact permit and inspections. Permit in plan review.
2. Demolished shed without a permit. Obtain plans, after the fact permit and inspections. No permit acquired.
3. Installed new chain-link fence without a permit. Obtain plans, after the fact permit and inspections. Permit in plan review.
4. Paint permit no longer required for residential.
5. Double permit fee assessed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/22/2022

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.

Joseline Ramirez

From: Joseline Ramirez
Sent: Friday, August 12, 2022 11:54 AM
To: Rosa de leon; gesner delva
Subject: RE: DEMOLITION AND FENCE PEMBROKE PARK signed and seal is on the mail today (Case # 5716)

Mr. Delva,

Thank you for the update, please provide information for the following?

Case 5716

1. Demolished wooden fence without a permit. Obtain plans, after the fact permit and inspections. No after the fact permit, process #95865 – Still in plan review
2. Demolished shed without a permit. Obtain plans, after the fact permit and inspections. No after the fact permit
3. Installed new chain-link fence without a permit. Obtain plans, after the fact permit and inspections. No after the fact permit
4. Painted property without a permit. Obtain an after the fact permit. Permit no longer required because of new Florida Bill
5. Bulk trash out in the open for more than 24 hours. Remove all trash from property. Completed

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

From: Rosa de leon <rosadeleon63@hotmail.com>
Sent: Thursday, August 4, 2022 2:16 PM
To: Joseline Ramirez <jramirez@tppfl.gov>; gesner delva <gesnerdelva@gmail.com>
Subject: Fw: DEMOLITION AND FENCE PEMBROKE PARK signed and seal is on the mail today (Case # 5716)

Hi Miss Ramirez

I did retrieve all the email that i have sent you last year concerning Case #: 5716 which was closed since last year. However, as per our last phone conversation 2-3 days ago, I am forwarding to you the last email that I have sent you more than a year ago (June 28, 2021) concerning the after the fact demolition permit. At that time, it was the last information you were waiting for to close the case.
As far as Case #7330, we are working on it. As the matter of fact, we have an application for a new fence installation at the Town of Pembroke Park, waiting for approval. Be blessed.

Gesner Delva

From: gesner delva <delvagesner@hotmail.com>
Sent: Monday, June 28, 2021 3:27 PM
To: Joseline Ramirez <jramirez@tppfl.gov>; rosadeleon63@hotmail.com <rosadeleon63@hotmail.com>
Subject: Re: DEMOLITION AND FENCE PEMBROKE PARK signed andseal is on the mail today

Hi Miss Ramirez

I am sending you the permit for your file. The contractor told me that he had provided a hard copy to the Town of Pembroke Park. Be blessed

Gesner Delva

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.

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
FIRST G R D PROPERTY INC 6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	5716	04/06/2021

Property Owner:	Property Description:	Certified Mail #:
FIRST G R D PROPERTY INC 6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	514230120180	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 2 BLK 3	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	30

Notes/Means of Correction:

1. Demolished wooden fence without a permit. Obtain plans, after the fact permit and inspections.
2. Demolished shed without a permit. Obtain plans, after the fact permit and inspections.
3. Installed new chain-link fence without a permit. Obtain plans, after the fact permit and inspections.
4. Painted property without a permit. Obtain an after the fact permit.
5. Bulk trash out in the open for more than 24 hours. Remove all trash from property.
6. Double permit fee assessed.

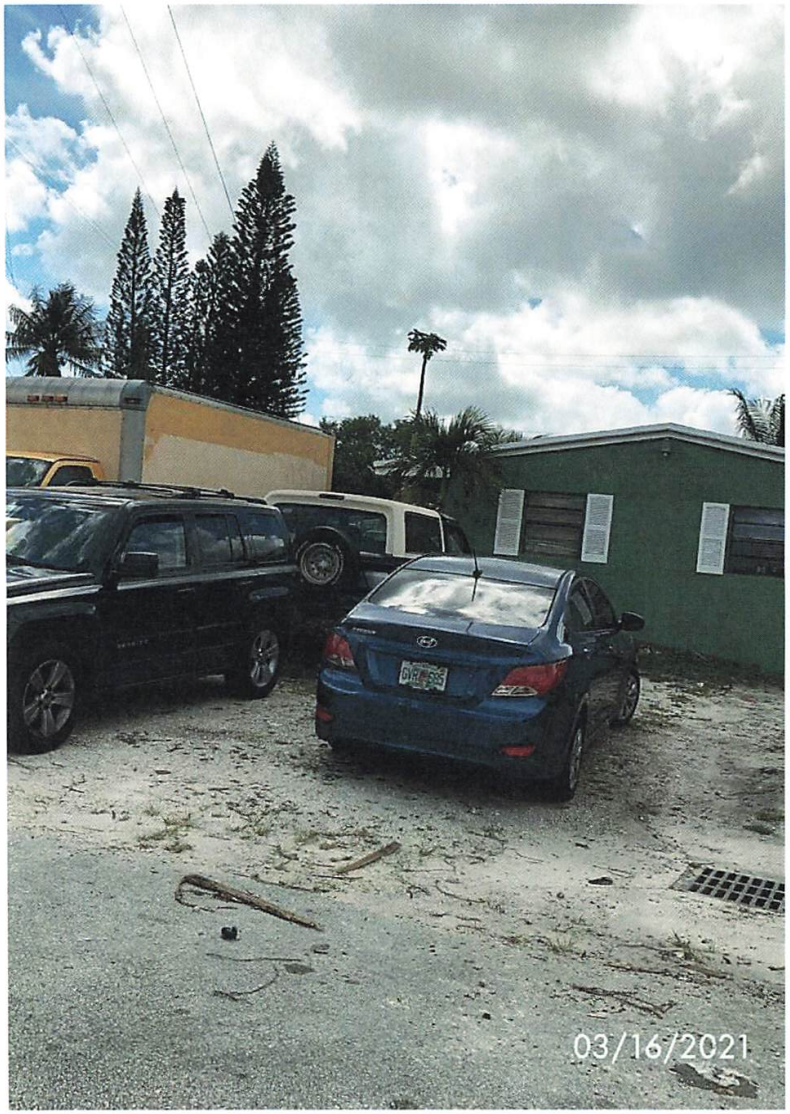
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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
Chief Code Enforcement Officer


03/16/2021


03/16/20 1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mazda
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MIRAGE
03/04/2021 17:27


954-968-7477
05
GMC
07/21/2022 16:00


07/21/2022 16:01


07/21/2022 16:01


07/21/2022 16:01


07/21/2022 16:02


5520
07/21/2022 15:57


ELECTRIC
State Certified
954-968-7477
07/21/2022 15:59


PRIVATE PROPERTY
07/21/2022 15:59


07/21/2022 15:59


07/21/2022 15:59

Case Overview

Property/Incident Information

Owner	Address	Site Address
DAVID E ZELL TR/MARCO FERNANDEZ	2314 SW 31 AVE PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2314 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5736 **Date Next Inspection** 8/17/2022

Notes

1. Installation of vinyl siding started prior of obtaining a permit. Obtain a permit with plans and inspections for the vinyl siding.
2. Multiple doors changed out without a permit. Obtain a permit with plans and inspections for each door replacement.
3. Multiple Additions & walk way/deck to the addition added to the mobile home without a permit. Obtain a permit for the additions including roof over to the addition and walk way/deck to the addition.
4. Stairs need to repaired (tripping hazard). Refer to the building dept for the permit with plans and inspections for the all stairs to the home.
5. Multiple windows changed out without a permit. Obtain a window permit for all windows that were replaced with plans and inspections.
6. Overgrown vegetation around the property. Trim, clean up, and maintain the landscaping within the property line.
7. Exposed dryer hose at mobile home. Removal or seal that area.
8. Verify if Sheds installed without a permit including the small wooden storage unit Obtain a permit for the sheds with plans and inspections if not.
9. Washer and dryer installed without a permit in the shed. Obtain a permit for washer and dryer with plans and inspections.
10. New a/c installed prior of obtaining a permit. Obtain a permit for the a/c unit (serial no: 3718C99823 Sep 2018).
11. Prohibited use of outside storage: remove the shutter from behind the tree at the side of home, Removal of the Rubbermaid shed, crates, wood, lawn mower, broken concrete fascades etc. and all other items leaving only patio furniture exposed.
12. Abandoned vehicle o the property (All vehicles must be fully operable with current tags). Removal of the car from the property.

A double permit fee has been assessed. No permit as of 8/16/22

Documents Issued

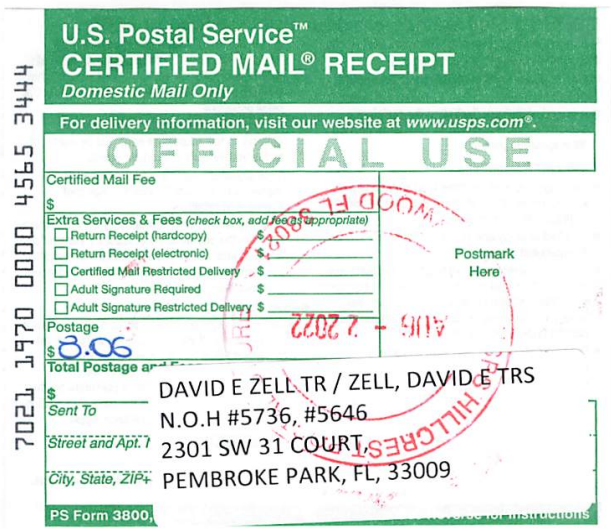
Date Issue	Hearing Date	Document Type	Delivery
4/14/2021		Notice of Violation	Hand 4/12/22 Regular Mail 4/14/21
8/2/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 8/5/22 Certified Mail 8/2/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
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: 8/17/2022

Case Overview

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: 8/17/2022
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: 8/17/2022
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: 8/17/2022
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: 8/17/2022
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: 8/17/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 8/17/2022



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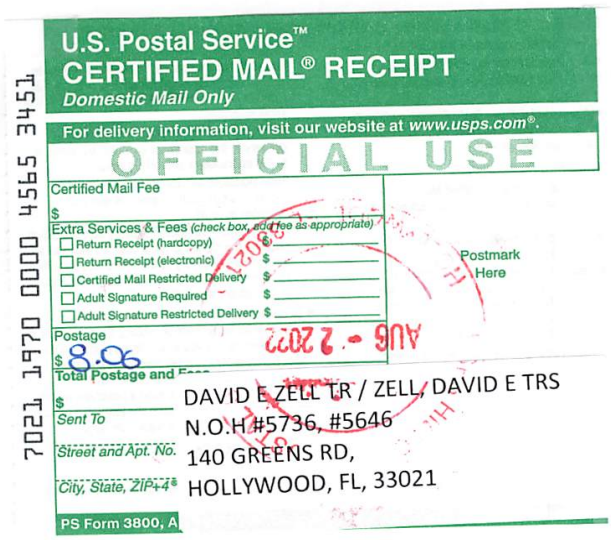
DAVID E ZELL TR / ZELL, DAVID E TRS
N.O.H #5736, #5646
2301 SW 31 COURT,
PEMBROKE PARK, FL, 33009

PS Form 3800,

7021 1970 0000 4565 3444

Postmark Here

AUG - 2 2022



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DAVID E ZELL TR / ZELL, DAVID E TRS
N.O.H #5736, #5646
140 GREENS RD,
HOLLYWOOD, FL, 33021

PS Form 3800, A

7021 1970 0000 4565 3451

Postmark Here

AUG - 2 2022

NOV #5736

TOWN OF PEMBROKE PARK

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

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04/14/2021
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DAVID ZELL
140 GREENS RD
HOLLYWOOD, FL
33021

NOV #5736

TOWN OF PEMBROKE PARK

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Hasler FIR
04/14/2021
US POSTAGE $0

011

Sent To:

MARCO FERNANDEZ

2314 SW 31 ST
PEMBROKE PARK, FL 33009

Case #:

5736



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021

ID #	5142 20 00 0520
Millage	0613
Use	28-03

Abbr Legal Description	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

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

* 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*	$2,945,130		$2,945,130	$2,615,960	
2021	$2,749,190		$2,749,190	$2,378,150	$53,538.86
2020	$2,553,240		$2,553,240	$2,161,960	$49,204.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,945,130	$2,945,130	$2,945,130	$2,945,130
Portability	0	0	0	0
Assessed/SOH	$2,615,960	$2,945,130	$2,615,960	$2,615,960
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	$2,615,960	$2,945,130	$2,615,960	$2,615,960

Sales History

Date	Type	Price	Book/Page or CIN
2/22/2017	DRR-T	$100	114264912
5/30/1979	WD	$875,000	8248 / 695

Land Calculations

Price	Factor	Type
$7.50	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DAVID E ZELL TR CASE NO. 5736
MARCO FERNANDEZ

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2314 SW 31 AVE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2314 SW 31 AVE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DAVID E ZELL TR / MARCO FERNANDEZ AT 09:46 A.M. ON THE 5 DAY OF AUGUST 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.

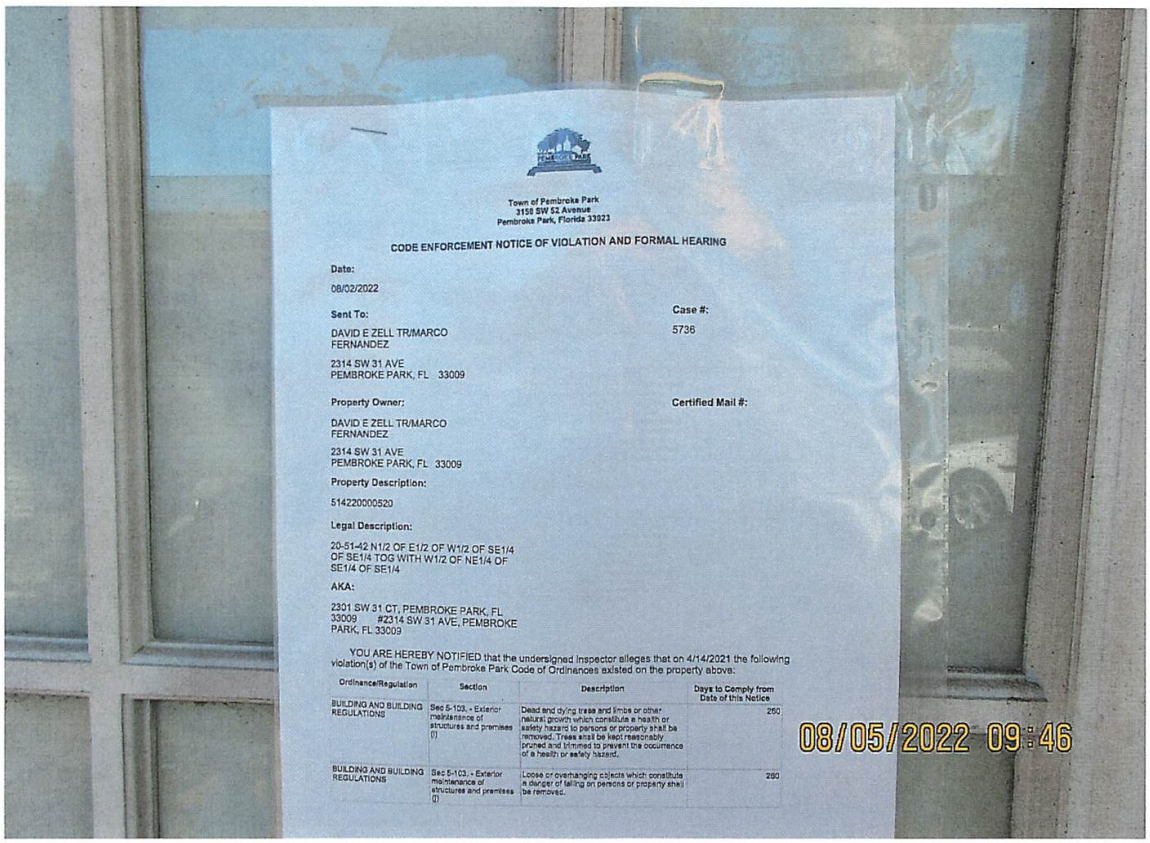
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230087
My Comm. Expires Feb 17, 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:
08/02/2022
Sent To:
DAVID E ZELL TR/MARCO FERNANDEZ
2314 SW 31 AVE
PEMBROKE PARK, FL 33009
Case #:
5736
Property Owner:
DAVID E ZELL TR/MARCO FERNANDEZ
2314 SW 31 AVE
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Description:
514220000520
Legal Description:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4
AKA:
2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2314 SW 31 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103. - Exterior maintenance of structures and premises (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.
260
BUILDING AND BUILDING REGULATIONS
Sec 5-103. - Exterior maintenance of structures and premises (i)
Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.
260
08/05/2022 09:46


08/05/2022 09:46


08/05/2022 09:47

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/02/2022

Sent To:

DAVID E ZELL TR/MARCO FERNANDEZ

2314 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

5736

Property Owner:

DAVID E ZELL TR/MARCO FERNANDEZ

2314 SW 31 AVE
PEMBROKE PARK, FL 33009

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Property Description:

514220000520

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20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

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2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2314 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	260

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.	260
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	260
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)	260
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)	260
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	260

1. Installation of vinyl siding started prior of obtaining a permit. Obtain a permit with plans and inspections for the vinyl siding.
2. Multiple doors changed out without a permit. Obtain a permit with plans and inspections for each door replacement.
3. Multiple Additions & walk way/deck to the addition added to the mobile home without a permit. Obtain a permit for the additions including roof over to the addition and walk way/deck to the addition.
4. Stairs need to repaired (tripping hazard). Refer to the building dept for the permit with plans and inspections for the all stairs to the home.
5. Multiple windows changed out without a permit. Obtain a window permit for all windows that were replaced with plans and inspections.
6. Overgrown vegetation around the property. Trim, clean up, and maintain the landscaping within the property line.
7. Exposed dryer hose at mobile home. Removal or seal that area.
8. Verify if Sheds installed without a permit including the small wooden storage unit Obtain a permit for the sheds with plans and inspections if not.
9. Washer and dryer installed without a permit in the shed. Obtain a permit for washer and dryer with plans and inspections.
10. New a/c installed prior of obtaining a permit. Obtain a permit for the a/c unit (serial no: 3718C99823 Sep 2018).
11. Prohibited use of outside storage: remove the shutter from behind the tree at the side of home, Removal of the Rubbermaid shed, crates, wood, lawn mower, broken concrete fascades etc. and all other items leaving only patio furniture exposed.
12. Abandoned vehicle o the property (All vehicles must be fully operable with current tags). Removal of the car from the property.
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 August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/2/2022

No Permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

MARCO FERNANDEZ

2314 SW 31 ST
PEMBROKE PARK, FL 33009

Case #:

5736

Date:

04/14/2021

Property Owner:

MARCO FERNANDEZ

2314 SW 31 ST
PEMBROKE PARK, FL 33009

Property Description:

514220000520

Certified Mail #:

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009

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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30

Notes/Means of Correction:

1. Installation of vinyl siding started prior of obtaining a permit. Obtain a permit with plans and inspections for the vinyl siding.
2. Multiple doors changed out without a permit. Obtain a permit with plans and inspections for each door replacement.
3. Multiple Additions & walk way/deck to the addition added to the mobile home without a permit. Obtain a permit for the additions including roof over to the addition and walk way/deck to the addition.
4. Stairs need to repaired (tripping hazard). Refer to the building dept for the permit with plans and inspections for the all stairs to the home.
5. Multiple windows changed out without a permit. Obtain a window permit for all windows that were replaced with plans and inspections.
6. Overgrown vegetation around the property. Trim, clean up, and maintain the landscaping within the property line.
7. Exposed dryer hose at mobile home. Removal or seal that area.
8. Verify if Sheds installed without a permit including the small wooden storage unit Obtain a permit for the sheds with plans and inspections if not.
9. Washer and dryer installed without a permit in the shed. Obtain a permit for washer and dryer with plans and inspections.
10. New a/c installed prior of obtaining a permit. Obtain a permit for the a/c unit (serial no: 3718C99823 Sep 2018).
11. Prohibited use of outside storage: remove the shutter from behind the tree at the side of home, Removal of the Rubbermaid shed, crates, wood, lawn mower, broken concrete fascades etc. and all other items leaving only patio furniture exposed.
12. Abandoned vehicle o the property (All vehicles must be fully operable with current tags). Removal of the car from the property.
13. A double permit fee has been assessed.

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

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

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

owner confirmed: Marco Fernandez

Name ~~Eduardo Roberts~~ Date ~~4/27~~ 4/12/2021

Site Address 2314 SW 31 Ave Case # _____

Pembroke Park, FL 33009 Sub/Park _____

Permit # _____

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

Violation (s)

Addition Built without permits, New Vinyl Siding, New windows, new A/C, prohibited sheds with washer + Dryer prohibited use of storage Unsafe Stairs at each doors.

Corrective Action(s)

Obtain permits for Addition w/ electrical, permit for vinyl siding, New A/C, New windows, obtain permit for washer + Dryer. remove prohibited items.

- ☑ Structural ☑ Plumbing ☑ Mechanical ☑ Electrical
- ☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

- mobile Home skirt 2. Trellis

☑ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

T. Malcolm
Code Enforcement Officer

Posted
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


04/12/2021 15:03


04/12/2021 15:03


04/12/2021 15:02


04/12/2021 15:02


04/12/2021 15:02


04/12/2021 15:16


04/12/2021 15:16


04/12/2021 15:16


04/12/2021 15:15


04/12/2021 15:15


WARNING
This product can expose you to chemicals including Lead and lead compounds which are known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov
AVERTISSEMENT
Ce produit peut vous exposer à des agents chimiques, y compris le plomb et les composés de plomb, identifiés par l'État de Californie comme pouvant causer le cancer et des malformations congénitales ou autres troubles de l'appareil reproducteur. Pour de plus amples informations, prière de consulter www.P65Warnings.ca.gov
ADVERTENCIA
Este producto puede exponerlo a químicos que incluyen plomo y compuestos de plomo, los cuales son conocidos en el Estado de California como causantes de cáncer y defectos de nacimiento, u otros daños reproductivos. Para mayor información, visite www.P65Warnings.ca.gov
343824-201 REV.B
CARRIER CORPORATION
7310 West Morris Street
Indianapolis, IN 46231 U.S.A.
MODEL
N° DU MODELE
SERIAL / SERIE
FACTORY CHARGED WITH R-410A REFRIGERANT
04/12/2021 15:07

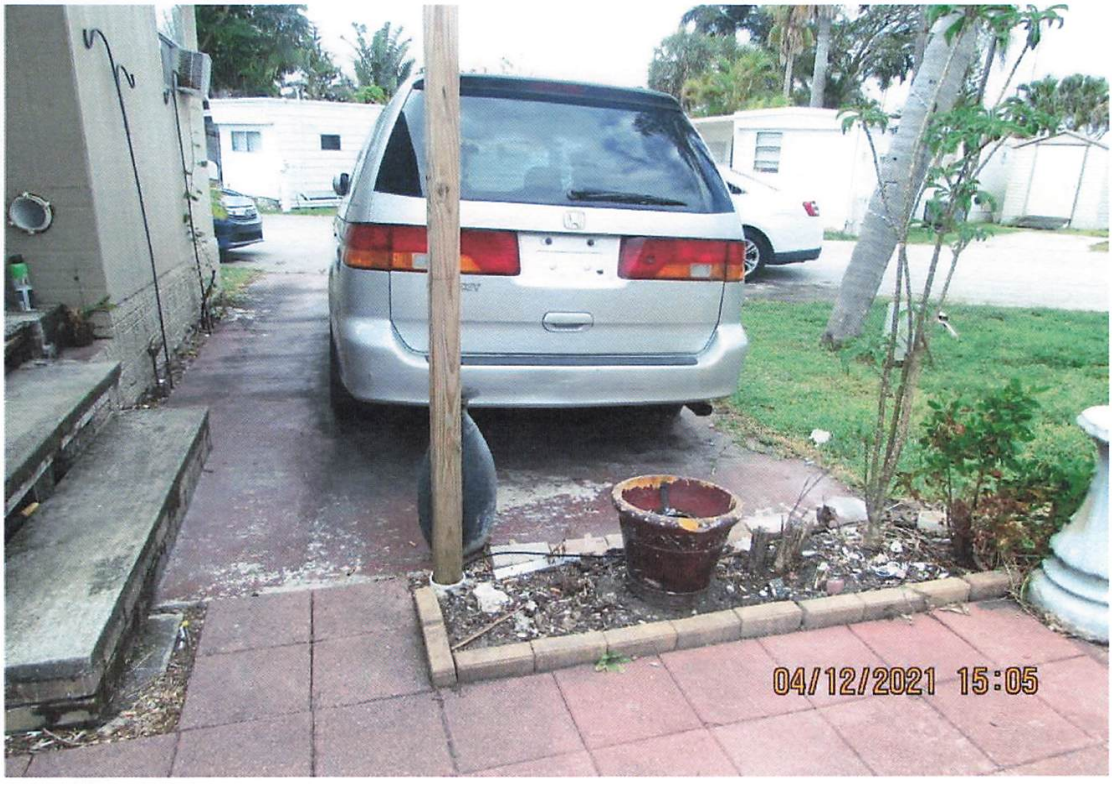

WARNING
AVERTISSEMENT
04/12/2021 15:07

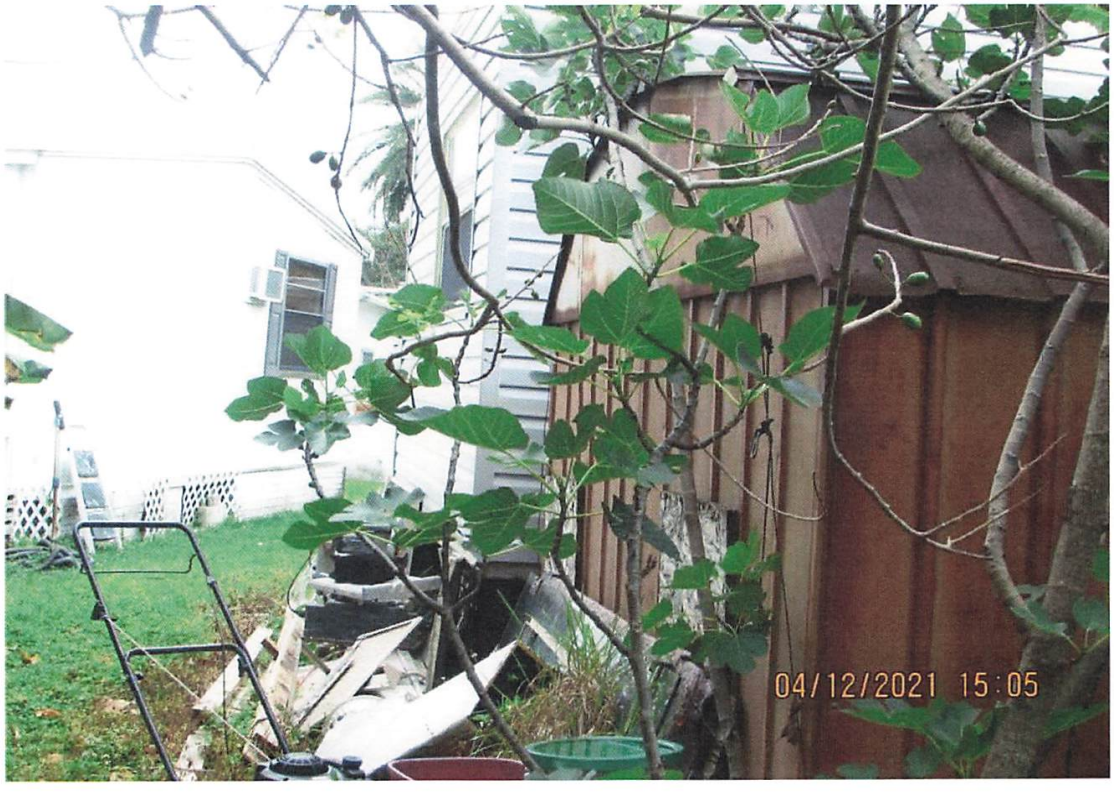

Carrier
04/12/2021 15:06


04/12/2021 15:06


04/12/2021 15:06


04/12/2021 15:06


04/12/2021 15:05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DL-4.5
04/12/2021 15:03


04/12/2021 15:03

Teressa Malcolm

From: Teressa Malcolm
Sent: Tuesday, May 25, 2021 2:40 PM
To: marcosfernandezsecure@gmail.com
Subject: RE: Extension for Violation Notice - 5736

Importance: High

Marcos:

Good afternoon,

Thank you for following upon your request.
I confirmed with Jeff at the Building Department and he confirmed that you have this permit submitted:

93349 514220000520 AARON DRYER VENTS AND AIR CONDITIONING INC 2314 SW 31 AVE Plan Review Residential A.C. Changeouts

Please stay connected with me and let me know when this permit above is completed and passed all the inspections.

You request for an extension has been granted, the new date of expiration is **June 24th, 2021.**

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 / 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: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Monday, May 24, 2021 1:00 PM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: Fwd: Extension for Violation Notice

Get Outlook for iOS

From: Marcos Fernandez <marcosfernandezsecure@gmail.com>
Sent: Wednesday, May 12, 2021 1:48:31 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Extension for Violation Notice

Hello, I'm sending this as a request for an extension as advised by Lucy at the front desk.
My address is

2314 sw 31st ave
Hallandale, Fl, 33009

We understand we had several violations and are in the process of correcting them and attempting to comply. We're fixing as much as we can in the time allotted to us. Currently we're only one signature away from having the permit for our A/C unit be up to code. We've also fixed as many things as possible that did not require a permit to fix. I cut down two trees that were making the place very unsightly, fixed the skirting around the entire mobile home, and removed the plastic storage next to the home. Since receiving the notice of violation I've talked to many licensed contractors about getting the rest of the permits needed to have my home be up to code.

I've spent the entirety of the 30 days doing as much as I can to correct these violations but I simply can't finish the rest of the work within these 30 days. If you could please allow an extension then I would be happy to continue in my attempt to comply.

Below are some pictures of some progress, I am also requesting that a code enforcement officer be sent to verify all this.

Have a good day.

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
3163 BUILDING LLC 3163 WEST LIQUORS LLC	230 NE 107 ST MIAMI SHORES, FL 33161	3153 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3153-3163 W Hallandale Beach Bl

Legal Description

Case Status Open **Case #** 5873 **Date Next Inspection** 8/16/2022

Notes

1. Paved and restriped parking lot without a permit. Obtain plans, permit and inspections. ✓
2. Prohibited window signs. Remove all window signs with the exception of "open' sign.
3. Exterior building walls requires maintenance (pressure wash and paint). ✓
4. Abandon pole sign requires maintenance. Remove or obtain a permit for repair.
5. Damaged poles and monument sign. Repair poles and monument sign. Obtain plans, permit and inspections. ✓
6. Exterior common areas require maintenance (pressure wash side walks, walk ways, patios, etc.).
7. Verify or obtain permits for electrical cameras, sheds and propane tanks on backend of property.
8. Trash and debris on back end of the property. Maintain property clean of trash or debris periodically. ✓
9. Prohibited outdoor storage. Remove all miscellaneous items from backend of property.
10. Missing hedges in front end of property with install new hedges.
11. Remove abandon trailers or identify tag and registration for trailers on back end of property. ✓
12. Double permit fee assessed.

Completed 6 items

Remaing 5 items

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/26/2021		Notice of Violation	Regular Mail 5/27/21
8/3/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 8/5/22 Certified Mail 8/3/22
8/16/2022		Affidavit of Compliance	

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.	8/16/2022
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.	8/16/2022

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: 8/16/2022
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.	8/16/2022
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.	8/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	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...	8/16/2022
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: 8/16/2022
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: 8/16/2022
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: 8/16/2022
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: 8/16/2022
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: 8/16/2022

Case Overview

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 8/16/2022
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: 8/16/2022
ZONING	Sec. 28-313. - Parking or storage of watercraft, watercraft trailers, and golf carts.	Watercraft (all types of boats), watercraft trailers and golf carts may be parked or stored in residential areas of the Town provided they comply with the requirements of this Section. (a) All watercraft, watercraft trailers and golf carts must be parked or stored without encroaching upon adjacent property. (b) All watercraft, watercraft trailers and golf cans must display a current state issued license plate or registration, as applicable. (c) All watercraft, watercraft trailers and golf carts shall be maintained in good operating condition and appearance with no flat tires on trailers or tattering or discoloration of covers. (d) All watercraft, watercraft trailers and golf carts located within the Town must be securely tied down in a manner satisfactory to the Town Building Official within 48 hours of the National Hurricane Service issuing a tropical storm watch, tropical storm warning, hurricane watch or hurricane warning for South Florida. (e) Reserved. (f) The ow...	8/16/2022


7021 1970 0000 4565 3550
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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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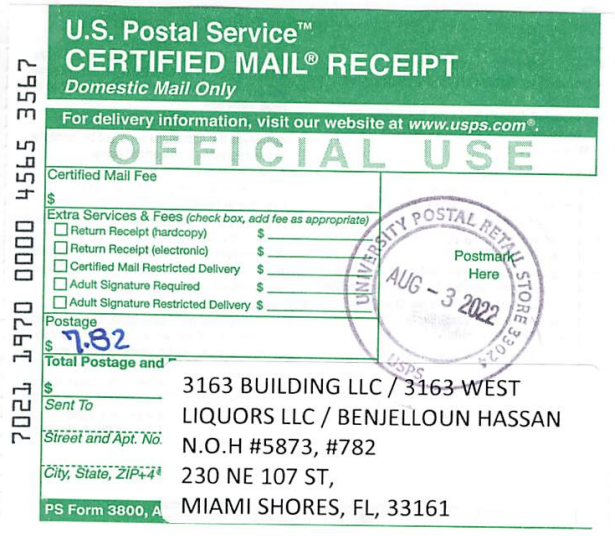
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and Fees
$
Sent To
3163 BUILDING LLC
3163 WEST LIQUORS LLC
Street and Ap
N.O.H #5873, #782
City, State, Zi
3153 W HALLANDALE BEACH BLVD,
PS Form 380
PEMBROKE PARK, FL, 33009
Postmark Here
AUG - 3 2022
USPS


7021 1970 0000 4565 3567
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
$ 7.82
Total Postage and
$
Sent To
3163 BUILDING LLC / 3163 WEST
LIQUORS LLC / BENJELLOUN HASSAN
Street and Apt. No.
N.O.H #5873, #782
City, State, ZIP+4
230 NE 107 ST,
PS Form 3800, A
MIAMI SHORES, FL, 33161
Postmark Here
AUG - 3 2022
USPS


7021 1970 0000 4565 3543
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) $
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Certified Mail Restricted Delivery $
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Adult Signature Restricted Delivery $
Postage
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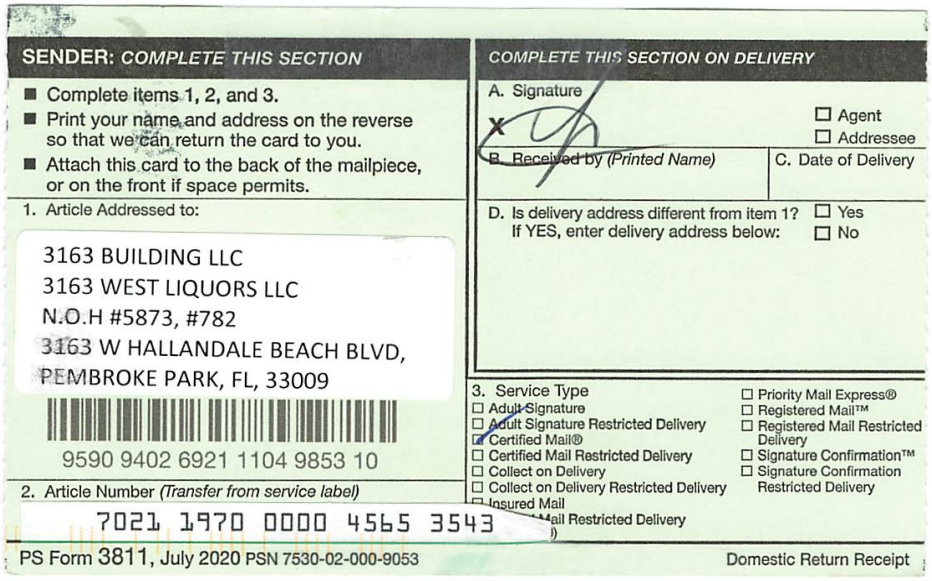
Total Postage and
$
Sent To
3163 BUILDING LLC
3163 WEST LIQUORS LLC
Street and Apt. No.,
N.O.H #5873, #782
City, State, ZIP+4
3163 W HALLANDALE BEACH BLVD,
PS Form 3800, Ap
PEMBROKE PARK, FL, 33009
Postmark Here
AUG - 3 2022
USPS



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:

3163 BUILDING LLC
3163 WEST LIQUORS LLC
N.O.H #5873, #782
3163 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9853 10

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

7021 1970 0000 4565 3543

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

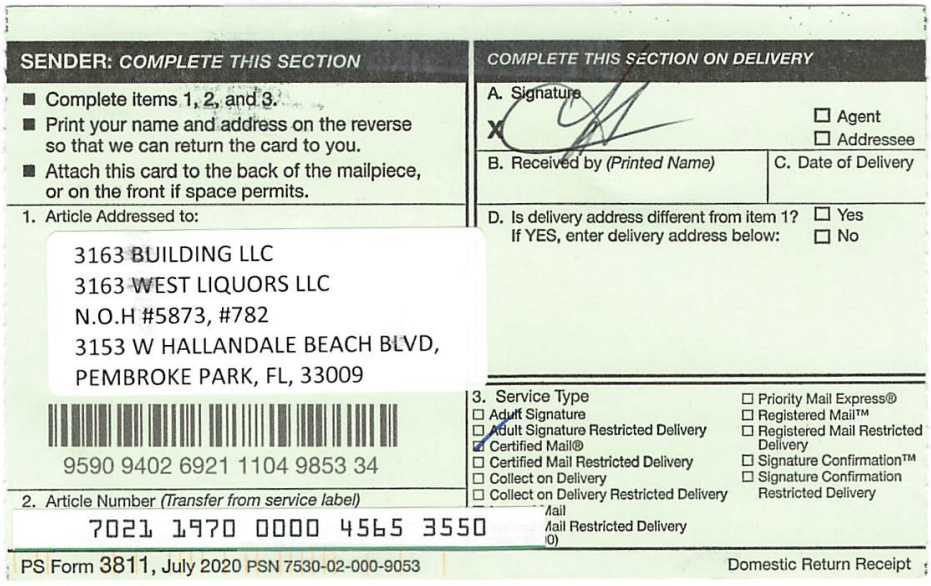
B. Received by *(Printed Name)* | C. Date of Delivery

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



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:

3163 BUILDING LLC
3163 WEST LIQUORS LLC
N.O.H #5873, #782
3153 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9853 34

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

7021 1970 0000 4565 3550

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

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5873

Hasler FIRST CLASS MAIL
05/27/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

3163 Building LLC
3163 West Liquors LLC
3163 W Hallandale Beach Blvd
Pembroke Park, FL 33009

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5873

Hasler FIRST-CLASS MAIL
05/27/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

3163 BUILDING LLC 3163 WEST LIQUORS LLC

230 NE 107 ST
MIAMI SHORES, FL 33161

Case #:

5873

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
3163 BUILDING LLC 3163 WEST LIQUORS LLC	CASE NO. 5873
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 3153-3163 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3153-3163 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3163 BUILDING LLC 3163 WEST LIQUORS LLC AT 10:27 A.M. ON THE 5 DAY OF AUGUST 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.

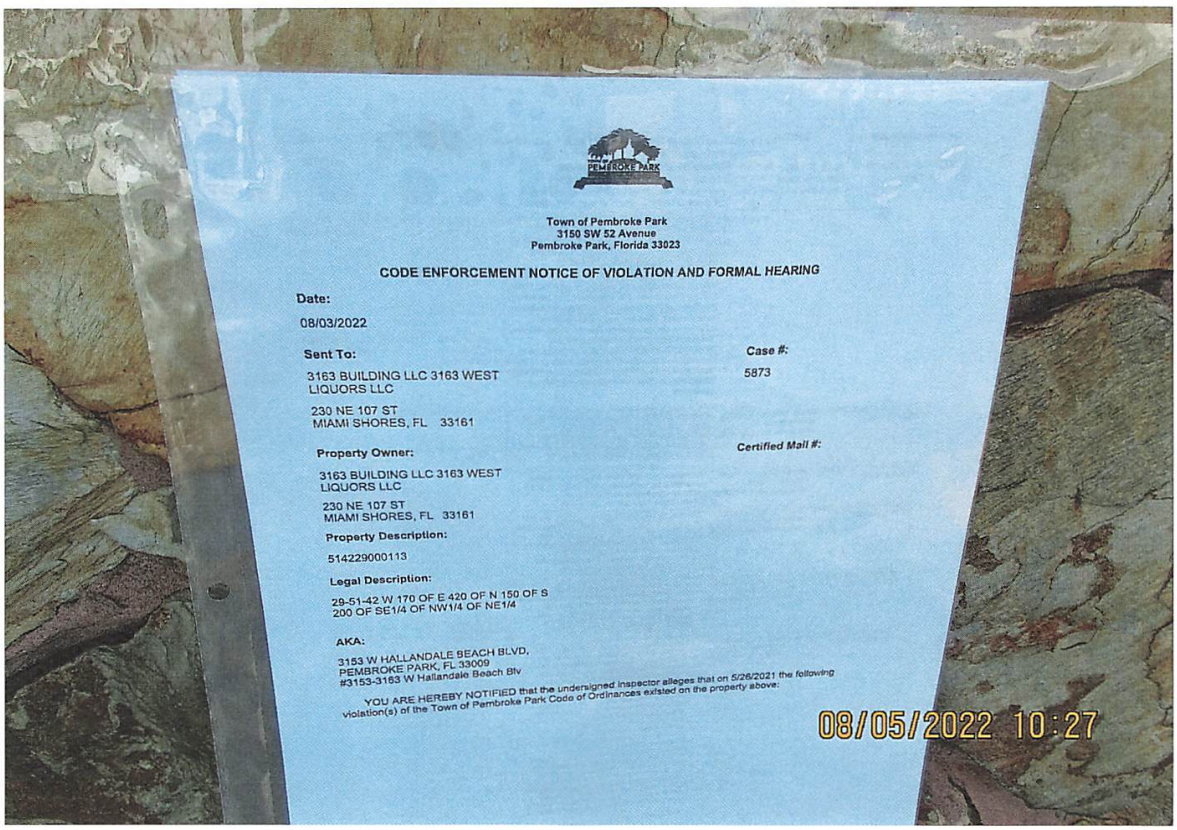
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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


23 LIQUOR
FIREBALL
SOLD COLD HERE
Hennessy
08/05/2022 10:27


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/03/2022
Sent To:
3163 BUILDING LLC 3163 WEST LIQUORS LLC
230 NE 107 ST
MIAMI SHORES, FL 33161
Case #:
5873
Certified Mail #:
Property Owner:
3163 BUILDING LLC 3163 WEST LIQUORS LLC
230 NE 107 ST
MIAMI SHORES, FL 33161
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
#3153-3163 W Hallandale Beach Blv
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
08/05/2022 10:27

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/03/2022

Sent To:

3163 BUILDING LLC 3163 WEST LIQUORS LLC

230 NE 107 ST
MIAMI SHORES, FL 33161

Case #:

5873

Property Owner:

3163 BUILDING LLC 3163 WEST LIQUORS LLC

230 NE 107 ST
MIAMI SHORES, FL 33161

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
#3153-3163 W Hallandale Beach Blv

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/26/2021 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.	60
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.	60
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.	60
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.	60
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.	60
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	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...	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. 5-17. - 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
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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.	60

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JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	60
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)	60
ZONING	Sec. 28-313. - Parking or storage of watercraft, watercraft trailers, and golf carts.	Watercraft (all types of boats), watercraft trailers and golf carts may be parked or stored in residential areas of the Town provided they comply with the requirements of this Section. (a) All watercraft, watercraft trailers and golf carts must be parked or stored without encroaching upon adjacent property. (b) All watercraft, watercraft trailers and golf cans must display a current state issued license plate or registration, as applicable. (c) All watercraft, watercraft trailers and golf carts shall be maintained in good operating condition and appearance with no flat tires on trailers or tattering or discoloration of covers. (d) All watercraft, watercraft trailers and golf carts located within the Town must be securely tied down in a manner satisfactory to the Town Building Official within 48 hours of the National Hurricane Service issuing a tropical storm watch, tropical storm warning, hurricane watch or hurricane warning for South Florida. (e) Reserved. (f) The ow...	60

1. Paved and restriped parking lot without a permit. Obtain plans, permit and inspections.
2. Prohibited window signs. Remove all window signs with the exception of "open' sign.
3. Exterior building walls requires maintenance (pressure wash and paint).
4. Abandon pole sign requires maintenance. Remove or obtain a permit for repair.
5. Damaged poles and monument sign. Repair poles and monument sign. Obtain plans, permit and inspections.
6. Exterior common areas require maintenance (pressure wash side walks, walk ways, patios, etc.).
7. Verify or obtain permits for electrical cameras, sheds and propane tanks on backend of property.
8. Trash and debris on back end of the property. Maintain property clean of trash or debris periodically.
9. Prohibited outdoor storage. Remove all miscellaneous items from backend of property.
10. Missing hedges in front end of property with install new hedges.
11. Remove abandon trailers or identify tag and registration for trailers on back end of property.
12. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

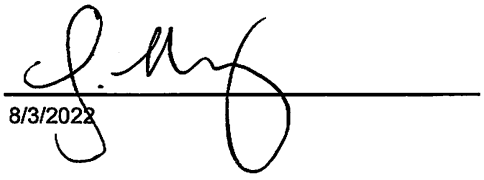
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



8/3/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
3163 BUILDING LLC 3163 WEST LIQUORS LLC 230 NE 107 ST MIAMI SHORES, FL 33161	5873	05/26/2021

Property Owner:	Property Description:	Certified Mail #:
3163 BUILDING LLC 3163 WEST LIQUORS LLC 230 NE 107 ST MIAMI SHORES, FL 33161	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 -3163 W Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/26/2021 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(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(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(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 5-103(o). - Exterior maintenance of structures and premises	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...	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
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30

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)	30
ZONING	Sec. 28-313. - Parking or storage of watercraft, watercraft trailers, and golf carts.	Watercraft (all types of boats), watercraft trailers and golf carts may be parked or stored in residential areas of the Town provided they comply with the requirements of this Section. (a) All watercraft, watercraft trailers and golf carts must be parked or stored without encroaching upon adjacent property. (b) All watercraft, watercraft trailers and golf cans must display a current state issued license plate or registration, as applicable. (c) All watercraft, watercraft trailers and golf carts shall be maintained in good operating condition and appearance with no flat tires on trailers or tattering or discoloration of covers. (d) All watercraft, watercraft trailers and golf carts located within the Town must be securely tied down in a manner satisfactory to the Town Building Official within 48 hours of the National Hurricane Service issuing a tropical storm watch, tropical storm warning, hurricane watch or hurricane warning for South Florida. (e) Reserved. (f) The ow...	30

Notes/Means of Correction:

1. Paved and restriped parking lot without a permit. Obtain plans, permit and inspections.
2. Prohibited window signs. Remove all window signs with the exception of "open' sign.
3. Exterior building walls requires maintenance (pressure wash and paint).
4. Abandon pole sign requires maintenance. Remove or obtain a permit for repair.
5. Damaged poles and monument sign. Repair poles and monument sign. Obtain plans, permit and inspections.
6. Exterior common areas require maintenance (pressure wash side walks, walk ways, patios, etc.).
7. Verify or obtain permits for electrical cameras, sheds and propane tanks on backend of property.
8. Trash and debris on back end of the property. Maintain property clean of trash or debris periodically.
9. Prohibited outdoor storage. Remove all miscellaneous items from backend of property.
10. Missing hedges in front end of property with install new hedges.
11. Remove abandon trailers or identify tag and registration for trailers on back end of property.
12. 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
Chief Code Enforcement Officer

5/27/21



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

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).

* 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*	$280,520	$749,460	$1,029,980	$1,029,980	
2020	$280,520	$682,380	$962,900	$945,680	$20,521.51
2019	$280,520	$579,190	$859,710	$859,710	$18,770.91

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,029,980	$1,029,980	$1,029,980	$1,029,980
Portability	0	0	0	0
Assessed/SOH	$1,029,980	$1,029,980	$1,029,980	$1,029,980
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	$1,029,980	$1,029,980	$1,029,980	$1,029,980

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

*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

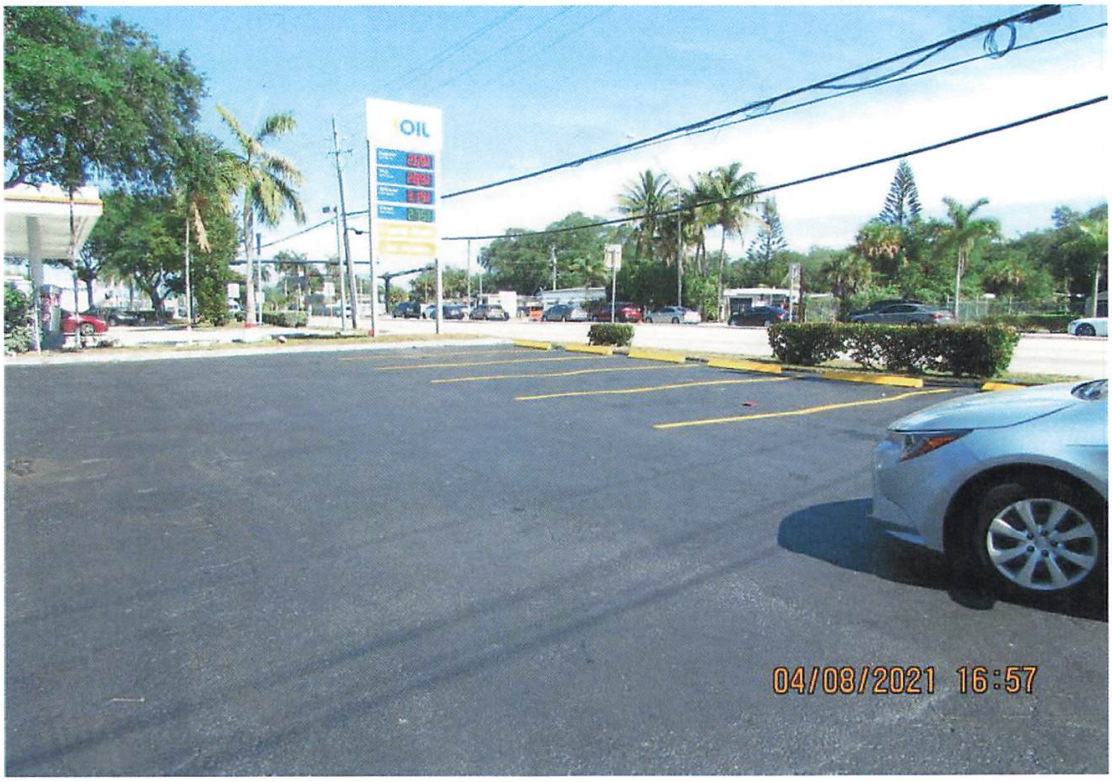
Annual Reports

Report Year	Filed Date
2019	03/29/2019
2020	03/23/2020
2021	02/21/2021

Document Images

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

Florida Department of State, Division of Corporations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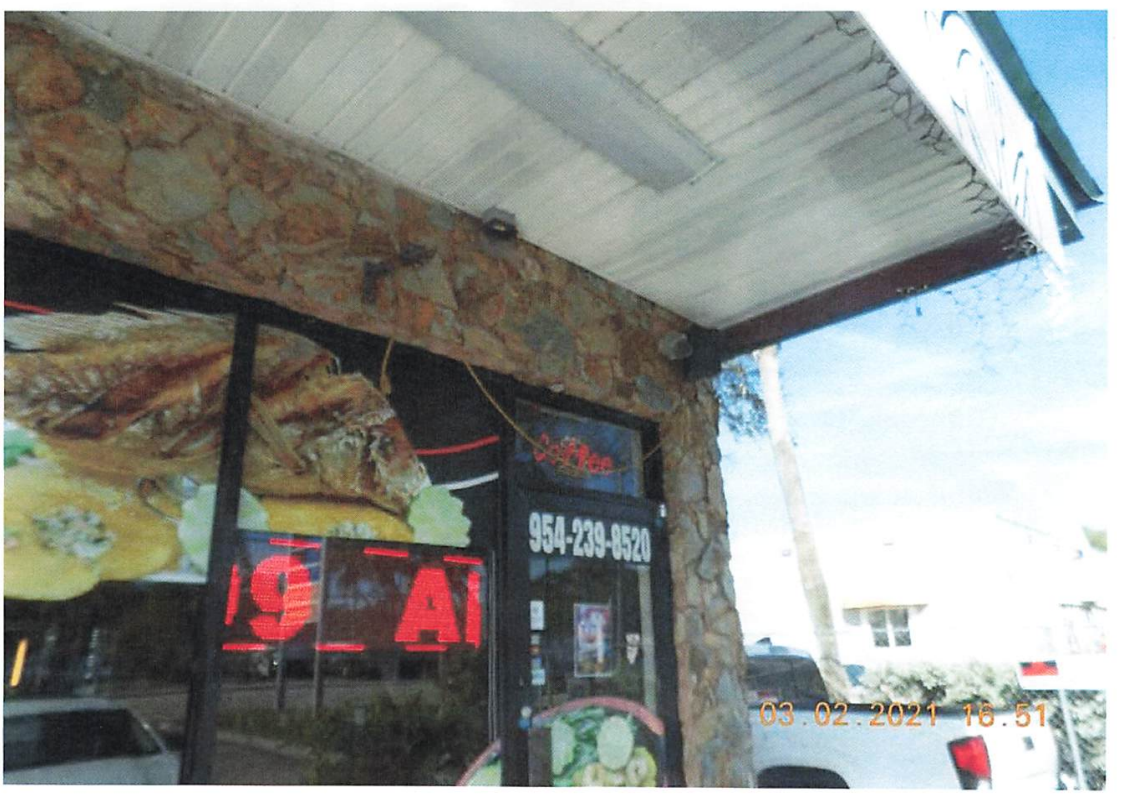
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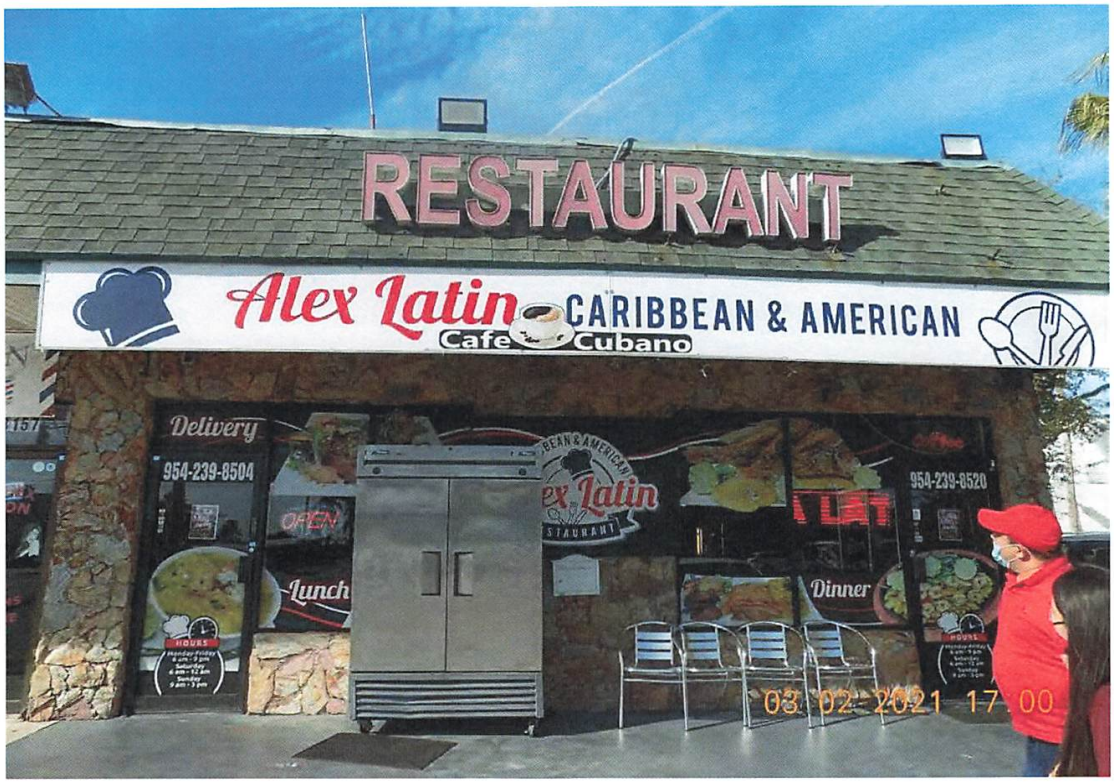
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Alex Latin
CARIBBEAN & AMERICAN
Cafe Cubano
Delivery
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Lunch
Dinner
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23 LIQUOR
CARIBBEAN & AMERICAN
Alex Latin
RESTAURANT
03.02.2021 17:06


03-02-2021 17:06


03-02-2021 17:06


23 LIQUOR
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Alex Latin
RESTAURANT
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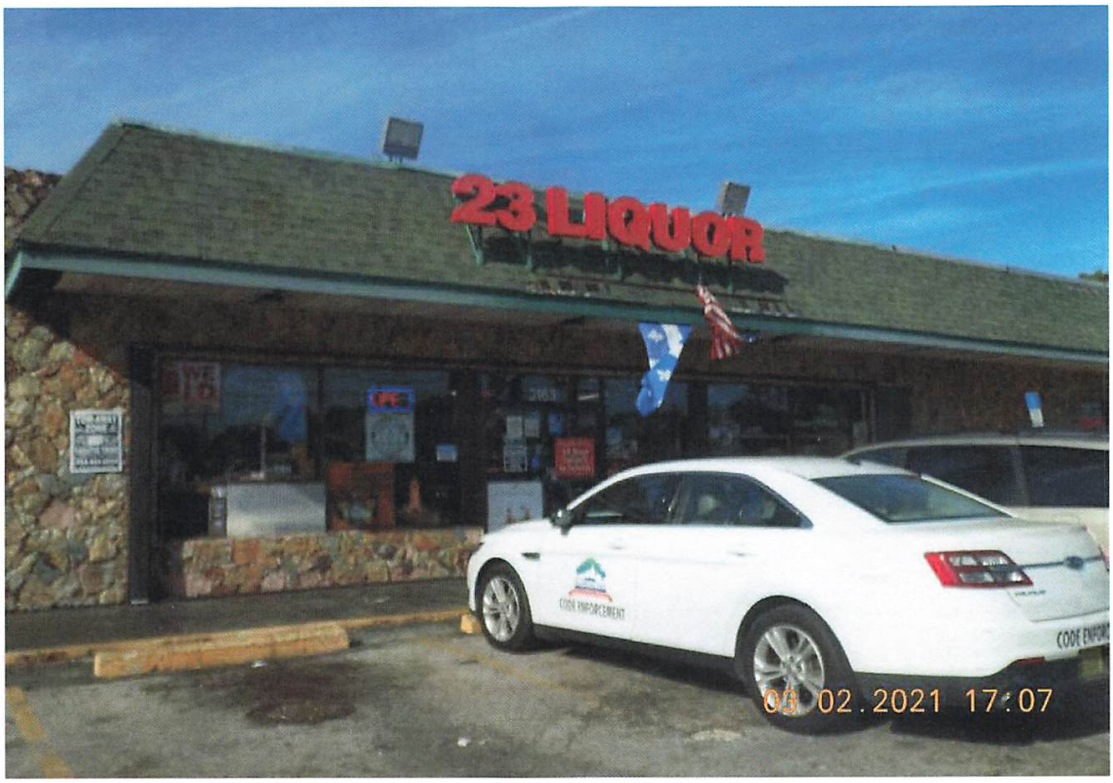
03 02 2021 17 06


03 02 2021 17 06


03 02 2021 17 06


03 02 2021 17 07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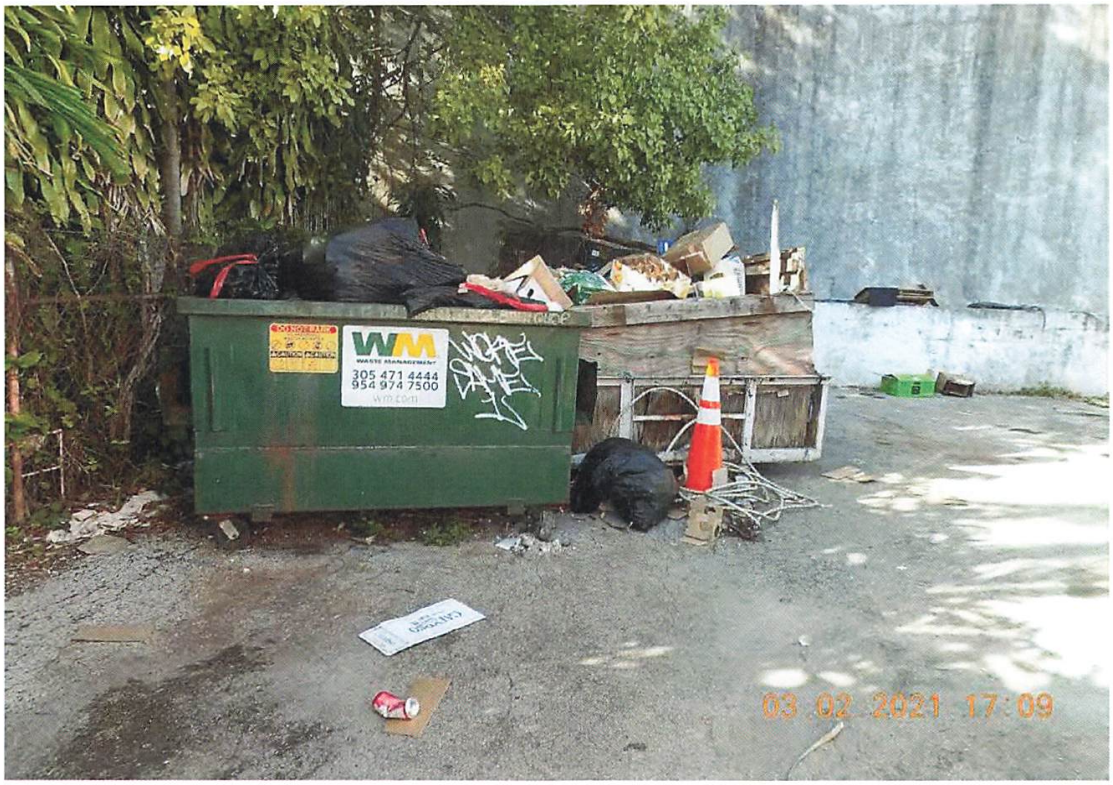
03 02 2021 17:09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03 02 2021 17:09


03 02 2021 17:09


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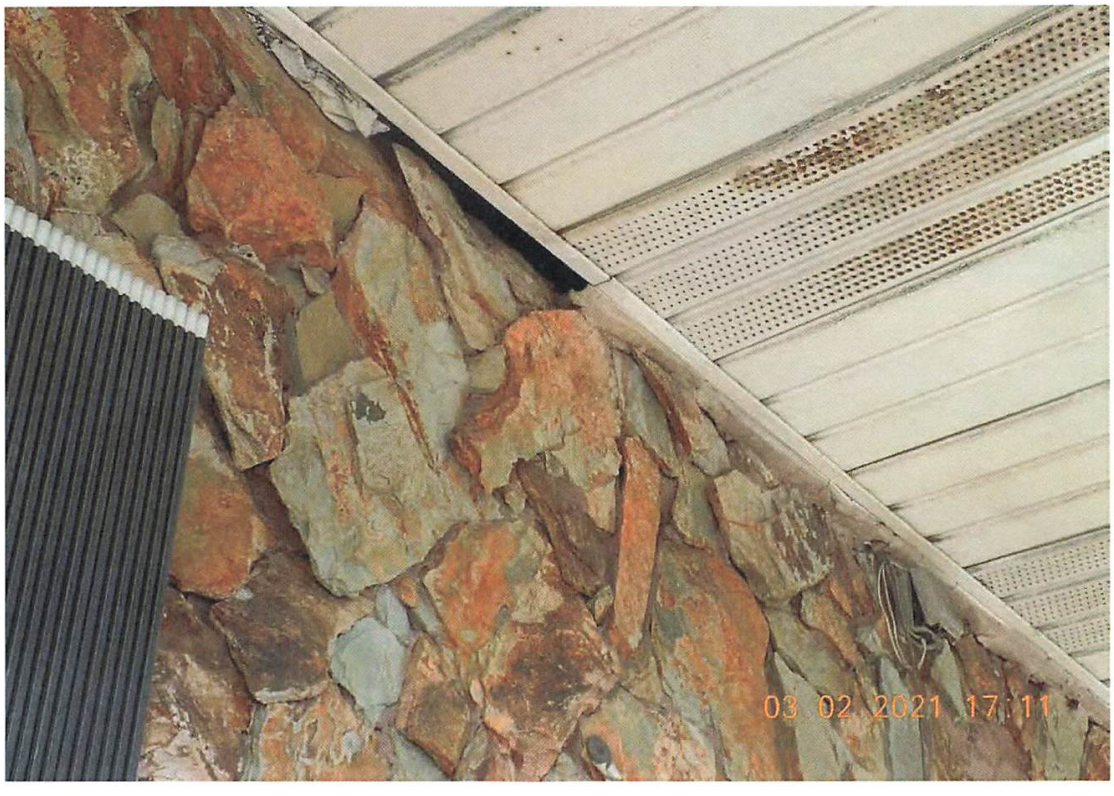
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03 02 2021 17 11


PANDA WOK
CHINESE FOOD
TAKE-OUT DINE-IN
03 02 2021 17 11


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03.02.2021 17:13


3157
03.02.2021 17:13


CLEAR
LIQUID FRY OIL
03 02 2021 17:13


03 02 2021 17:14

Google Maps Hallandale Beach Blvd

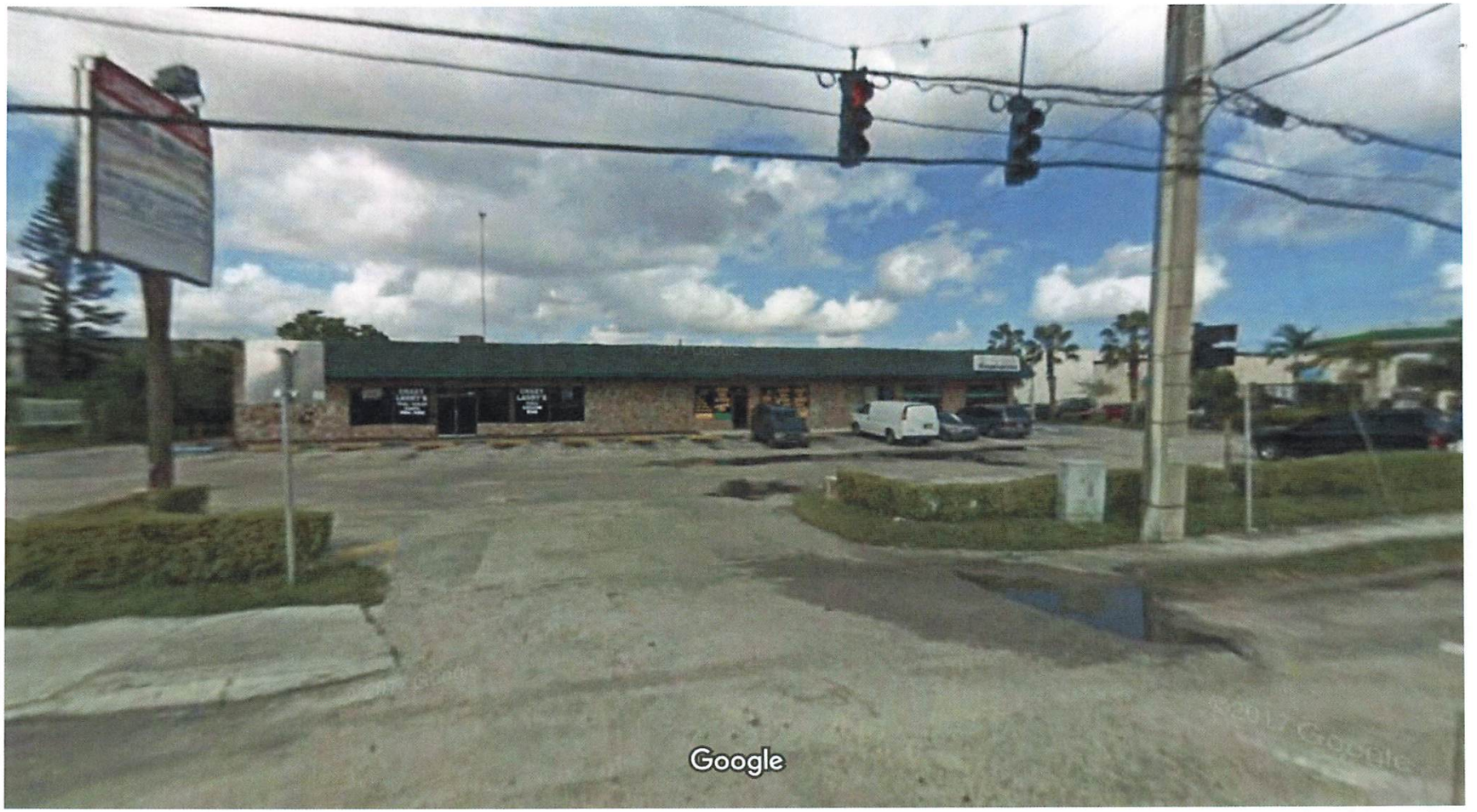

Image capture: Dec 2007 © 2021 Google

Hallandale Beach, Florida

Google

Street View


07/27/2022 15:54


23 LIQUOR
VAN ACCESSIBLE
07/27/2022 15:54


3159
SMOKE SHOP
07/27/2022 15:54


PANDA WOK
CHINESE FOOD
TAKE-OUT DINE-IN
OPEN
3159
3159
07/27/2022 15:54


SMOKE
SHOP
07/27/2022 15:54


07/27/2022 15:54


STOP
07/27/2022 15:54


23 LIQUOR
CARIBBEAN & AMERICAN
Alex Latin
RESTAURANT
07/27/2022 15:54


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WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
PANZARELLA
877-720-9594
2yd
WARNING NO GARBAGE
RECOVERED MATERIALS ONLY
PAPER, PLASTIC, RUBBER, GLASS, METAL, TEXTILES
07/27/2022 15:55


SMOKING
PROPANE
07/27/2022 15:56


Blossman
Blossman
07/27/2022 15:56


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NO SMOKING
PROPANE
07/27/2022 15:56


ALTO-SHAAM
07/27/2022 15:56


07/27/2022 15:57


STOP
23 LIQUOR
Alex Latin
RESTAURANT
07/27/2022 15:57


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ADT
07/27/2022 15:58


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Case Overview

Property/Incident Information

Owner	Address	Site Address
XEXE INC	12001 NW 5 ST PLANTATION, FL 33325	2311 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2315 John P. Lyons Lane, Pembroke Park, FL 3

Legal Description

Case Status Open **Case #** 6010 **Date Next Inspection** 8/5/2022

Notes

1. Operating without a business tax receipt. Obtain business tax receipt and display on property (IA Stem Foundation, Inc., Machinery Wiz, Inc., V-8 Garage USA, INC., USA General Upholstery, INC.)
2. Abandon vehicles on property. All vehicles are required to have a current tag, operable and repaired condition.
3. Parking on swale prohibited. Remove all vehicles from swale area and park vehicles within parking lot parking zones.
4. Installed security camera without a permit. Obtain plans, permit and inspections.
5. Exterior backend wall has graffiti and requires maintenance (i.e. pressure wash, chemical treatment, repair, paint).
6. Exterior north and south walls require maintenance (i.e. pressure wash, chemical treatment, repair, paint).
7. Parking lot requires maintenance. Pave and re-stripe with plans, permit and inspections.
8. Prohibited outdoor storage. Remove all pallets.
9. Portable storage container prohibited. Obtain plans, permit and inspections.
10. BTR/CU must be displayed in unit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/12/2021		Notice of Violation	Regular Mail
8/1/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/5/2022		Affidavit of Compliance	Hand

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: 8/5/2022
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: 8/5/2022

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.	Not in Compliance - Reinspection Date: 8/5/2022
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)	8/5/2022
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: 8/5/2022
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: 8/5/2022
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: 8/5/2022
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)	Not in Compliance - Reinspection Date: 8/5/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	Not in Compliance - Reinspection Date: 8/5/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 8/5/2022

Case Overview

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: 8/5/2022
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: 8/5/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 8/5/2022
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	Not in Compliance - Reinspection Date: 8/5/2022
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	Not in Compliance - Reinspection Date: 8/5/2022



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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
$ 8.06

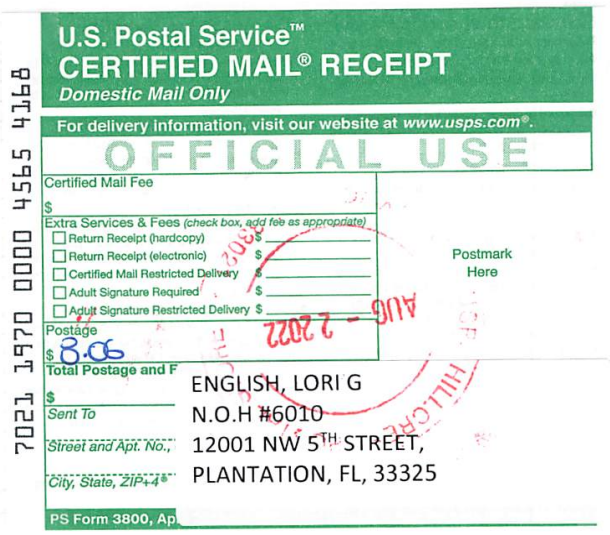
Total Postage and Fees
$

Sent To: XEXE INC
Street and Apt. No.: N.O.H #6010
City, State, ZIP+4®: 12001 NW 5 ST,
PLANTATION, FL, 33325

PS Form 3800, April 2015

Postmark Here
AUG - 2 2022

7021 1970 0000 4565 4182



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

Postage
$ 8.06

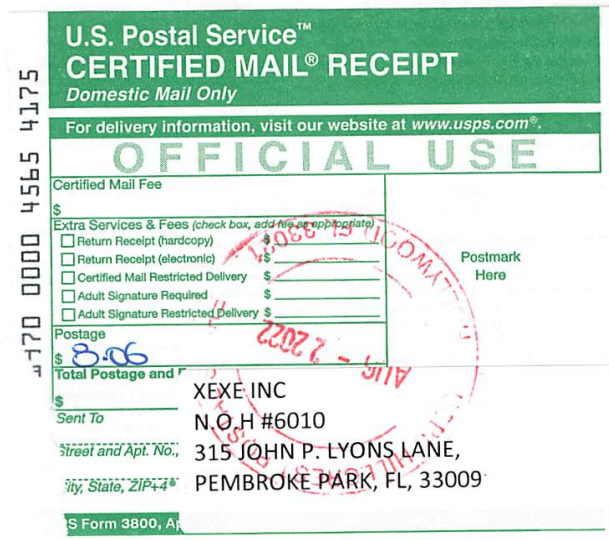
Total Postage and Fees
$

Sent To: ENGLISH, LORI G
Street and Apt. No.: N.O.H #6010
City, State, ZIP+4®: 12001 NW 5TH STREET,
PLANTATION, FL, 33325

PS Form 3800, April 2015

Postmark Here
AUG - 2 2022

7021 1970 0000 4565 4168



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

Postage
$ 8.06

Total Postage and Fees
$

Sent To: XEXE INC
Street and Apt. No.: N.O.H #6010
City, State, ZIP+4®: 315 JOHN P. LYONS LANE,
PEMBROKE PARK, FL, 33009

PS Form 3800, April 2015

Postmark Here
AUG - 2 2022

7021 1970 0000 4565 4175



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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
$ 8.06

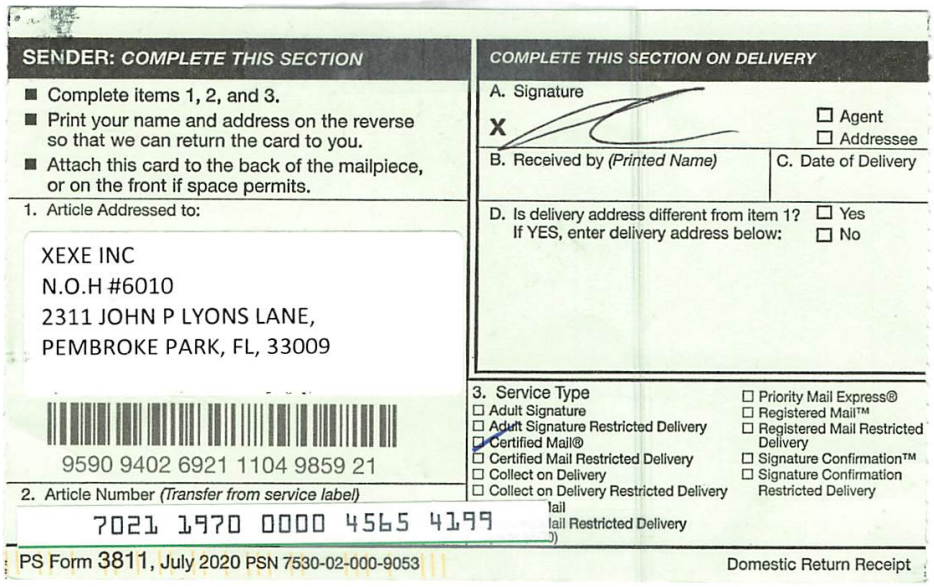
Total Postage and Fees
$

Sent To: XEXE INC
Street and Apt. No.: N.O.H #6010
City, State, ZIP+4®: 2311 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

PS Form 3800, April 2015

Postmark Here
AUG - 2 2022

7021 1970 0000 4565 4199



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:

XEXE INC
N.O.H #6010
2311 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9859 21

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

7021 1970 0000 4565 4199

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2311-2315 JOHN P LYONS LANE, PEMBROKE PARK FL 33009
Property Owner	XEXE INC
Mailing Address	12001 NW 5 ST PLANTATION FL 33325

ID #	5142 20 07 0040
Millage	0613
Use	48

Abbr Legal Description	PARK-95 106-43 B PARCEL A S 85 OF N 340

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*	$124,470	$661,230	$785,700	$595,830	
2020	$124,470	$456,330	$580,800	$541,670	$11,944.77
2019	$124,470	$367,960	$492,430	$492,430	$10,751.74

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$785,700	$785,700	$785,700	$785,700
Portability	0	0	0	0
Assessed/SOH	$595,830	$785,700	$595,830	$595,830
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	$595,830	$785,700	$595,830	$595,830

Sales History

Date	Type	Price	Book/Page or CIN
1/24/2001	WD	$280,000	31226 / 102
6/2/1998	QCD	$100	28418 / 593
5/1/1985	WD	$250,000	12593 / 653

Land Calculations

Price	Factor	Type
$7.00	17,781	SF
Adj. Bldg. S.F. (Card, Sketch)		7707
Eff./Act. Year Built: 1984/1983		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

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

Detail by Entity Name

Florida Profit Corporation
XEXE, INC.

Filing Information

Document Number	P01000000752
FEI/EIN Number	65-1072662
Date Filed	01/03/2001
State	FL
Status	ACTIVE

Principal Address

12001 NW 5TH STREET
PLANTATION, FL 33325

Changed: 04/25/2006

Mailing Address

12001 NW 5TH STREET
PLANTATION, FL 33325

Changed: 04/25/2006

Registered Agent Name & Address

ENGLISH, LORI G
12001 NW 5TH STREET
PLANTATION, FL 33325

Name Changed: 05/03/2004

Address Changed: 04/25/2006

Officer/Director Detail

Name & Address

Title P,D

ENGLISH, LORI
12001 NW 5TH STREET
PLANTATION, FL 33325

Annual Reports

Report Year	**Filed Date**

2019	04/23/2019
2020	04/22/2020
2021	02/03/2021

Document Images

02/03/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
06/04/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
04/27/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
04/16/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
04/26/2005 -- ANNUAL REPORT	View image in PDF format
05/03/2004 -- ANNUAL REPORT	View image in PDF format
05/08/2003 -- ANNUAL REPORT	View image in PDF format
05/12/2002 -- ANNUAL REPORT	View image in PDF format
01/03/2001 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
XEXE INC	CASE NO. 6010
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 2311 - 2315 JOHN P. LYONS LANE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2311 - 2315 JOHN P. LYONS LANE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: XEXE INC AT 09:34 A.M. ON THE 5 DAY OF AUGUST 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

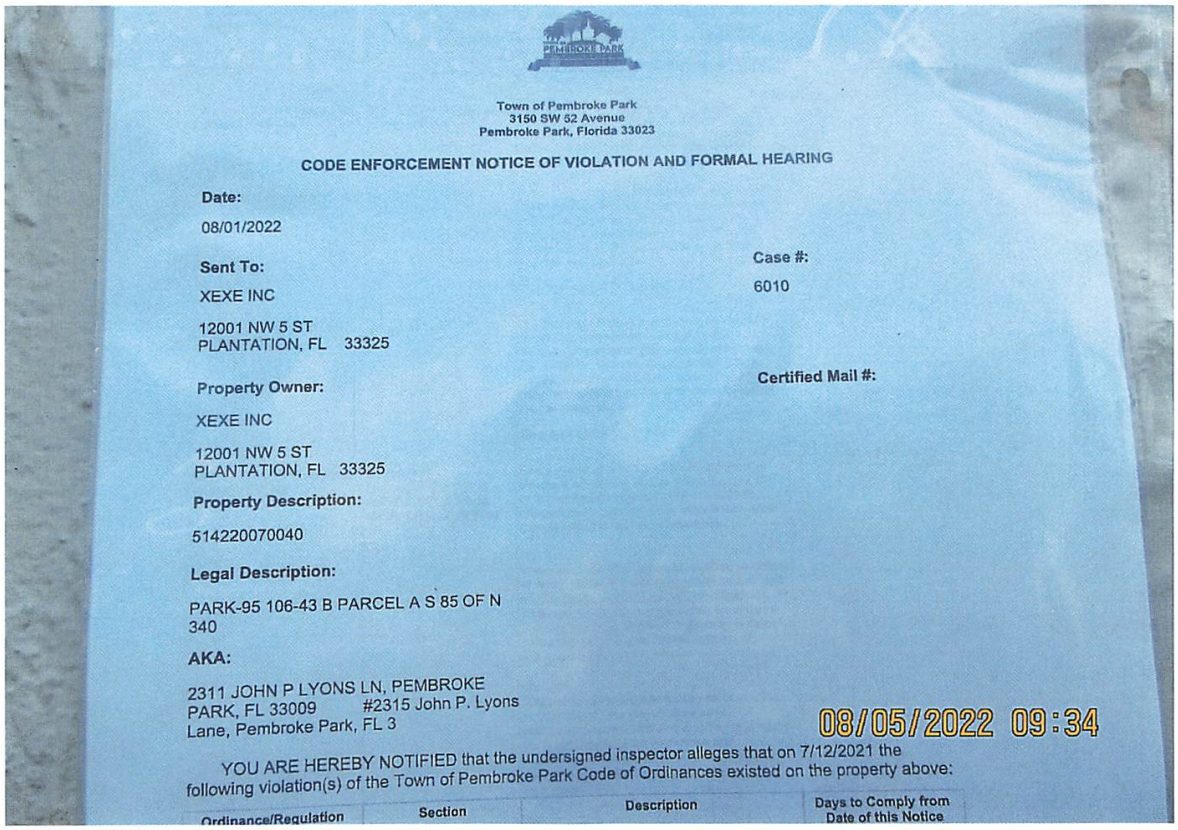
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of August, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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:

08/01/2022

Case #:

6010

Sent To:

XEXE INC

12001 NW 5 ST
PLANTATION, FL 33325

Certified Mail #:

Property Owner:

XEXE INC

12001 NW 5 ST
PLANTATION, FL 33325

Property Description:

514220070040

Legal Description:

PARK-95 106-43 B PARCEL A S 85 OF N 340

AKA:

2311 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2315 John P. Lyons Lane, Pembroke Park, FL 3

08/05/2022 09:34

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/12/2021 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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/01/2022

Sent To:

XEXE INC

12001 NW 5 ST
PLANTATION, FL 33325

Case #:

6010

Property Owner:

XEXE INC

12001 NW 5 ST
PLANTATION, FL 33325

Certified Mail #:

Property Description:

514220070040

Legal Description:

PARK-95 106-43 B PARCEL A S 85 OF N 340

AKA:

2311 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2315 John P. Lyons Lane, Pembroke Park, FL 3

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/12/2021 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(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 5-207. - 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)	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
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	30
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	30

ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	30

1. Operating without a business tax receipt. Obtain business tax receipt and display on property (IA Stem Foundation, Inc., Machinery Wiz, Inc., V-8 Garage USA, INC., USA General Upholstery, INC.)
2. Abandon vehicles on property. All vehicles are required to have a current tag, operable and repaired condition.
3. Parking on swale prohibited. Remove all vehicles from swale area and park vehicles within parking lot parking zones.
4. Installed security camera without a permit. Obtain plans, permit and inspections.
5. Exterior backend wall has graffiti and requires maintenance (i.e. pressure wash, chemical treatment, repair, paint).
6. Exterior north and south walls require maintenance (i.e. pressure wash, chemical treatment, repair, paint).
7. Parking lot requires maintenance. Pave and re-stripe with plans, permit and inspections.
8. Prohibited outdoor storage. Remove all pallets.
9. Portable storage container prohibited. Obtain plans, permit and inspections.
10. BTR/CU must be displayed in 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 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

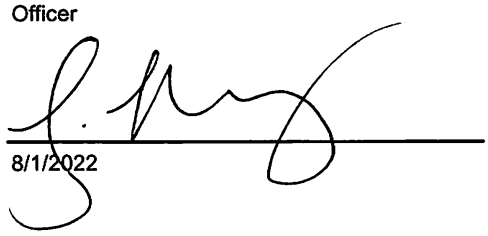
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



8/1/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
XEXE INC 12001 NW 5 ST PLANTATION, FL 33325	6010	07/12/2021

Property Owner:	Property Description:	Certified Mail #:
XEXE INC 12001 NW 5 ST PLANTATION, FL 33325	514220070040	

Legal Description:	AKA:
PARK-95 106-43 B PARCEL A S 85 OF N 340	2311 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2315 John P. Lyons Lane, Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/12/2021 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(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 5-207. - 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)	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

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	30

Notes/Means of Correction:

ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	30

Notes/Means of Correction:

1. Operating without a business tax receipt. Obtain business tax receipt and display on property (IA Stem Foundation, Inc., Machinery Wiz, Inc., V-8 Garage USA, INC., USA General Upholstery, INC.)
2. Abandon vehicles on property. All vehicles are required to have a current tag, operable and repaired condition.
3. Parking on swale prohibited. Remove all vehicles from swale area and park vehicles within parking lot parking zones.
4. Installed security camera without a permit. Obtain plans, permit and inspections.
5. Exterior backend wall has graffiti and requires maintenance (i.e. pressure wash, chemical treatment, repair, paint).
6. Exterior north and south walls require maintenance (i.e. pressure wash, chemical treatment, repair, paint).
7. Parking lot requires maintenance. Pave and re-stripe with plans, permit and inspections.
8. Prohibited outdoor storage. Remove all pallets.
9. Portable storage container prohibited. Obtain plans, permit 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
Chief Code Enforcement Officer

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #6010

Hasler FIRST-CLASS MAIL
07/13/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Current Tenant
XEXE Inc.
2315 John P Lyons Lane
Pembroke Park, FL 33009

[OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #6010

Hasler FIRST-CLASS MAIL
07/13/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:

XEXE INC

12001 NW 5 ST
PLANTATION, FL 33325

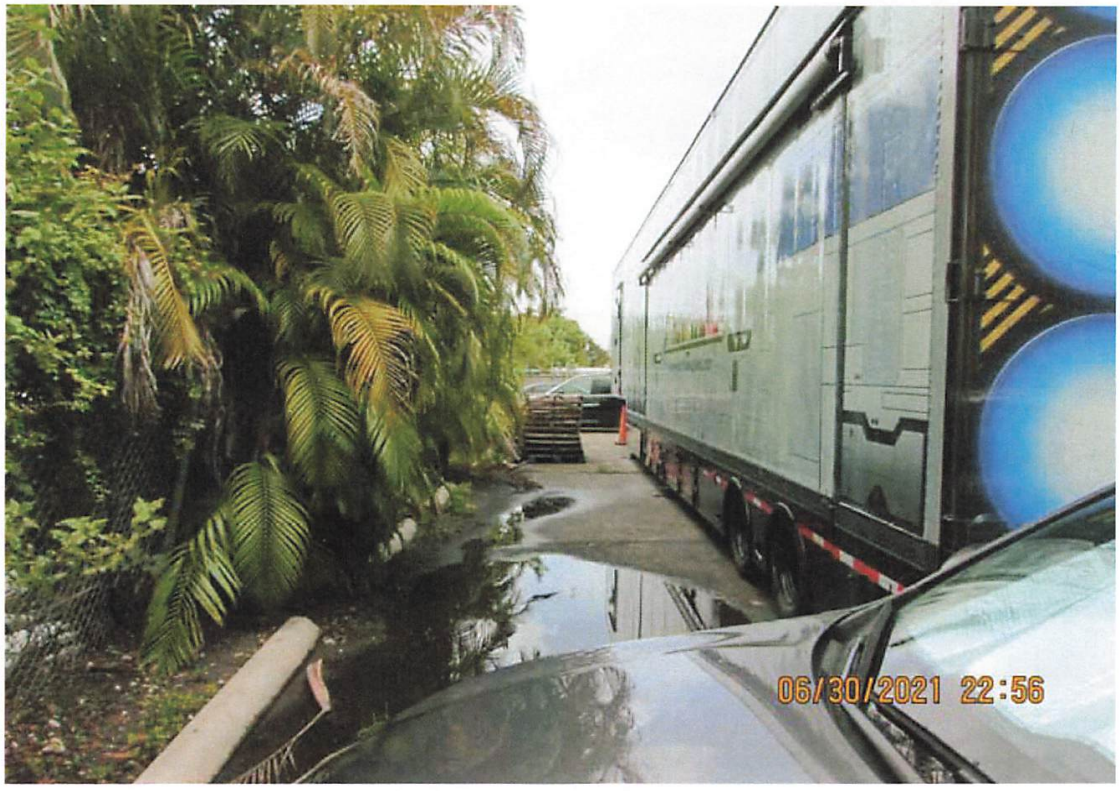
Case #:

6010

Property Owner:


06/30/2021 22:50


231
06/30/2021 22:50


06/30/2021 22:56


06/30/2021 22:56


06/30/2021 22:56


NON-FLAMMABLE
GAS
2
06/30/2021 22:56


FUEL POD
FUEL POD
06/30/2021 22:57


Sook's
AUTO PAINT & BODY
SINCE 1980
ALL INSURANCE ACCEPTED
Licensed & Insured
954.983.0112
06/30/2021 22:57


06/30/2021 22:57


06/30/2021 22:57


06/30/2021 22:57


06/30/2021 22:50


06/30/2021 22:50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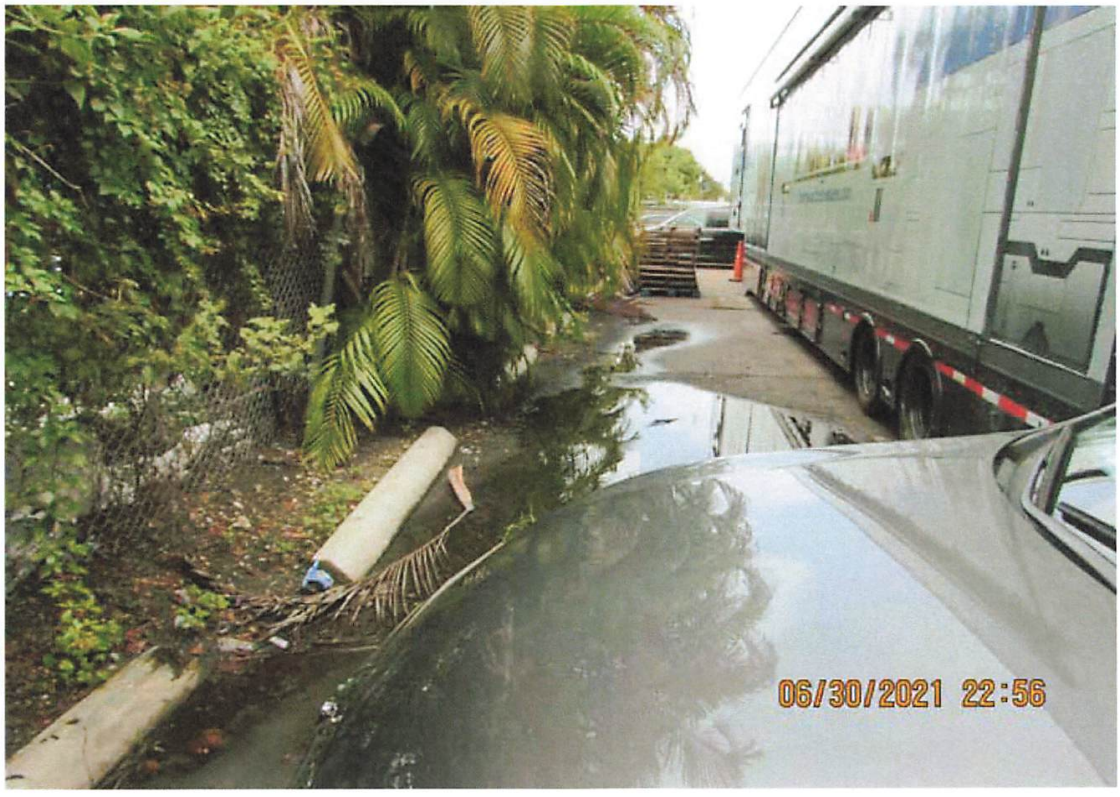
06/30/2021 22:50


AUTO PAINT & BODY
954-883-0172
06/30/2021 22:50


06/30/2021 22:56


06/30/2021 22:56

Joseline Ramirez

From: Joseline Ramirez
Sent: Tuesday, August 16, 2022 4:40 PM
To: 'LORI ENGLISH'
Subject: RE: Case 6010

Good afternoon Ms. English,

Unfortunately, I was not able to inspect the property today. However, I will be presenting this email thread of communication at the hearing tomorrow. If time allows, I will inspect the property either Wednesday late afternoon or Thursday late morning.

I do appreciate your diligent work towards correcting the violations and I will make sure time will be given to you to correct the remainder of the violations at tomorrow's Special Magistrate Hearing.

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

From: LORI ENGLISH <elori976@aol.com>
Sent: Tuesday, August 16, 2022 9:27 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Case 6010

Good morning Ms. Ramirez

Regarding item 6, if you have time you can stop by later this afternoon he's painting now on the South wall. He completed the north yesterday. he will be done today.

Regarding item 7, I wasn't aware I had to pave the whole thing I thought I just needed to make repairs which I did many months ago and striping/ADA which I am waiting for my final today. Maybe I can get half complete on that I won't be able to pave the whole thing obviously before tomorrow; but I'm trying to schedule it with the paving company and put in the plans for that hopefully by early next week.

Regarding item four, The tenant is removing the camera today and will apply for permitting by next week.

Thanks for your assistance,

Lori English
(954)821-7892 cellular
(954)981-1154 Office
Elori976@aol.com

On Aug 16, 2022, at 8:12 AM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good morning Lori,

Yes, I'm referring to item #6, item #4 and item #7

6. Exterior north and south walls require maintenance (i.e. pressure wash, chemical treatment, repair, paint). In-complete
7. Parking lot requires maintenance. Pave and re-stripe with plans, permit and inspections. In-complete. The entire parking lot is aged and cracked and requires to be paved.
4. Installed security camera without a permit. Obtain plans, permit and inspections. In-complete

Please let me know if you would like me to stop by this afternoon.

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

From: LORI ENGLISH <elori976@aol.com>
Sent: Monday, August 15, 2022 6:11 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Case 6010

Dear Ms. Ramirez

Regarding the painting, The front and the back of the building were painted when you first issued the violation they did not do the two sides that is what is remaining. is that what you're referencing regarding painting?
The painter was there today and completed the north side of the building and will be working on The Southside which will be completed tomorrow.

Regarding the cameras, I will have the tenant take pictures showing that there are no wires attached - that they are dummies and I will send them to you or I can have them pointed out to you if you're there.
I called the company who fills in the potholes and cracks and he said he will try and get it done as soon as possible I probably won't have it done by Wednesday. a lot of the potholes were repaired about a year ago but I guess some new ones have opened.

Thanks for taking the time to let me know.

Lori English
(954)821-7892 cellular
(954)981-1154 Office

Elori976@aol.com

On Aug 15, 2022, at 12:53 PM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

Hi Lori,

Yes, I was next door this afternoon and noticed that the building was not painted. The parking lot still requires paving as it is aged and cracked, stripping is not enough to correct the parking lot maintenance code. As for the cameras, if they are dummies, please send a photo or evidence that there is no electrical, or I can pass by tomorrow to inspect.

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

From: LORI ENGLISH <elori976@aol.com>
Sent: Monday, August 15, 2022 12:23 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Case 6010

Good afternoon Ms. Ramirez

Thank you. We are trying our best. The painter didn't finish everything this weekend but he's working today to finish the sides he did pressure clean them; it's a bit more difficult because there's not too much room in between the buildings but he's working on it.
The inspector came this morning for the striping and passed it so that is good.
It looks like they moved all the things that you told them to. I'm waiting for the tenant to give me the submission permit number for the occupational license work we're going to have to do but like I said that won't be till we get our permit actually issued.
The tenant tells me the cameras on the outside of the building are dummy cameras that are not working. He says he will apply for a permit in the future so that they can be functional.
let me know if you see something that still needs to be done so I can continue working on it.

Thanks

Lori English
(954)821-7892 cellular
(954)981-1154 Office

Elori976@aol.com

On Aug 15, 2022, at 11:14 AM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

Lori,

I am very impressed with your email; I will stop by late this afternoon to do a re-inspection. Both occupied spaces require a BTR/CU and it has to be display within the unit.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.c
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: LORI ENGLISH <elori976@aol.com>
Sent: Friday, August 12, 2022 2:14 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Case 6010

Good afternoon Ms. Ramirez:

Thank you for updating me and clarifying some things. I've told the tenants to address the items that pertain to them and they should be completed by Monday.
Such as: all pictured outdoor storage items are removed. All abandoned cars are no longer there. Cars without proper tags are no longer there. However you will note from time to time there will be ones like that because they will not be able to obtain a tag until the body shop fixes them and they are inspected and they will all have a repair order should you request same.
The painting will be completed by Monday and pressure cleaning of the side walls and any touchups needed in the back of the building.
I have my final inspections for the striping on Monday. We already addressed the only Fail comment yesterday.
Regarding the occupational licenses, they have been applied for but the tenant is submitting plans which will be done either today or Monday to do work required prior to being able to obtain the occupational license so that will take a little longer. Once the permit is issued the work will be done quickly; after it is inspected and approved then they will issue the occupational license.

So coming into the hearing the only remaining item will be the occupational license which will be in the city awaiting permitting.

There are two companies you list that need occupational license that do not occupy that space they are:

V-8 Garage USA, INC., USA General Upholstery, INC.)
I believe USA General upholstery is next building to the north the other one I have no idea.
If I missed something please let me know so I can take care of it. I appreciate you reaching out to me with this- it was very helpful.

Regards

Lori

Sent from my iPhone
Lori English
(954)821-7892 cellular
(954)981-1154 Office
Elori976@aol.com

> On Aug 12, 2022, at 11:01 AM, Joseline Ramirez <jramirez@tppfl.gov> wrote:
>
> Good morning Lori,
>
> I hope to find you well, please be advised that the property at 2311-2315 John P Lyons Lane is not in compliance. Please see below my findings from the inspection on 08/5/22 with the attached photos.
>
> 1. Operating without a business tax receipt. Obtain business tax receipt and display on property (IA Stem Foundation, Inc., Machinery Wiz, Inc., V-8 Garage USA, INC., USA General Upholstery, INC.) – Incomplete – Obtain Business Tax Receipt for current Businesses and display BTR/CU in unit.
> 2. Abandon vehicles on property. All vehicles are required to have a current tag, operable and repaired condition. In-complete
> 3. Parking on swale prohibited. Remove all vehicles from swale area and park vehicles within parking lot parking zones. Completed
> 4. Installed security camera without a permit. Obtain plans, permit and inspections. In-complete

5. Exterior backend wall has graffiti and requires maintenance (i.e. pressure wash, chemical treatment, repair, paint). Completed.
6. Exterior north and south walls require maintenance (i.e. pressure wash, chemical treatment, repair, paint). In-complete
7. Parking lot requires maintenance. Pave and re-stripe with plans, permit and inspections. In-complete.
8. Prohibited outdoor storage. In-complete see attached photos.
9. Portable storage container prohibited. Obtain plans, permit and inspections. Only allowed with Business Tax Receipt.
10. BTR/CU must be displayed in unit. In-complete.

Regards,

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

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

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


2315
2311
08/05/2022 09:34


08/05/2022 08:58


08/05/2022 08:58

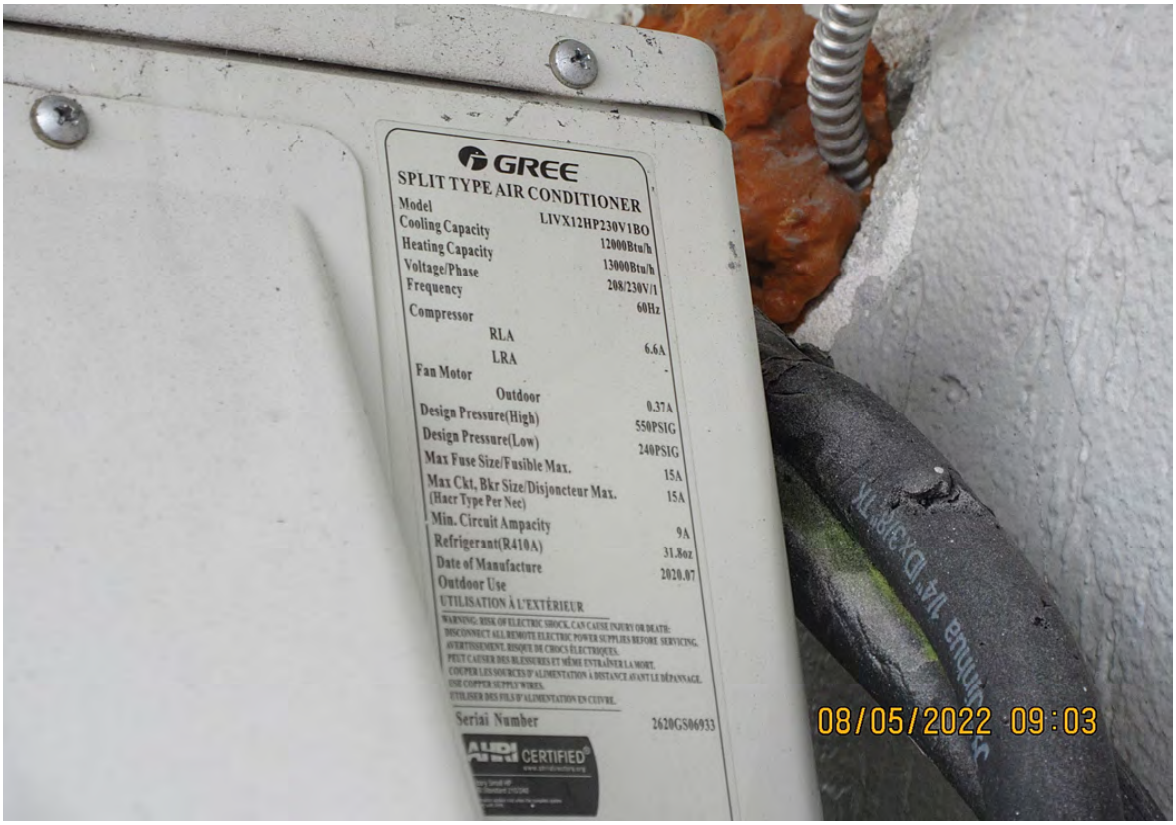

08/05/2022 08:58


Prohibited outdoor storage.
08/05/2022 08:58


Pressure wash & Paint
08/05/2022 08:59


Prohibited outdoor storage.
WERNER
08/05/2022 09:02


CUIDADO PISO MOJADO
CAUTION WET FLOO
Prohibited outdoor storage.
08/05/2022 09:03


GREE
SPLIT TYPE AIR CONDITIONER
Model LIVX12HP230V1BO
Cooling Capacity 12000Btu/h
Heating Capacity 13000Btu/h
Voltage/Phase 208/230V/1
Frequency 60Hz
Compressor
RLA 6.6A
LRA -
Fan Motor
Outdoor
Design Pressure(High) 0.37A
Design Pressure(Low) 550PSIG
Max Fuse Size/Fusible Max. 240PSIG
Max Ckt, Bkr Size/Disjoncteur Max. (Hacr Type Per Nec) 15A
Min. Circuit Ampacity 15A
Refrigerant(R410A) 9A
Date of Manufacture 31.8oz
Outdoor Use 2020.07
UTILISATION À L'EXTÉRIEUR
Seriai Number 2620GS06933
08/05/2022 09:03


No Permit for a/c mini split. Obtain permit
GREE
08/05/2022 09:03



Prohibited outdoor storage.





Prohibited outdoor storage.




08/05/2022 09:05


CHEVROLET
08/05/2022 09:05


Prohibited outdoor storage.
08/05/2022 09:06


AUTO PAINT & BODY
954-983-0112
08/05/2022 09:07


FUEL POD
FUEL POD
CAZADOR
08/05/2022 09:07


AUTO PAINT & BODY
954-983-0112
08/05/2022 09:08


08/05/2022 09:08


08/05/2022 09:08


Sook's
AUTO PAINT & BODY
SINCE 1980
ALL INSURANCE ACCEPTED
Licensed & Insured
954.983.0112
Repair sign
08/05/2022 09:09


2315
2311
08/05/2022 09:11


Prohibited outdoor storage.
08/05/2022 09:11


08/05/2022 09:12


08/05/2022 09:12


Paint & pressure wash wall
08/05/2022 09:22


08/05/2022 09:22


08/05/2022 09:22

Case Overview

Property/Incident Information

Owner	Address	Site Address
PISCES PROPERTY INC	3266 NE 168 ST NORTH MIAMI BEACH, FL 33160	2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6568 **Date Next Inspection** 8/5/2022

Notes

1. Overgrown vegetation. Trim all overgrown vegetation and trees.
2. Exterior maintenance of four walls required (i.e. pressure wash, repair, paint, etc.).
3. Parking lot requires maintenance (paving & restriping). Obtain plans for permit and inspections.
4. Prohibited outdoor storage. Remove all materials and store inside property.
5. Remove graffiti from backend wall of property.
6. No parking on swales.
7. Remove abandon vehicles (i.e. inoperable, deplorable conditions, flat tires, no tag).
8. No double compact parking.
9. Exterior roof requires maintenance (i.e. wash, chemical treatment, repair, etc.).
10. Installed canopy without a permit. Obtain plans, permit and inspections. Double permit fee assessed.

For more permit information contact the Building Dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
When items are corrected call for a re-inspection.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/9/2020		Courtesy Notice	Regular Mail 9/17/20
12/13/2021		Notice of Violation	Regular Mail 12/13/21
8/2/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 8/5/22 Certified Mail 8/2/22
8/5/2022		Affidavit of Compliance	

Violations

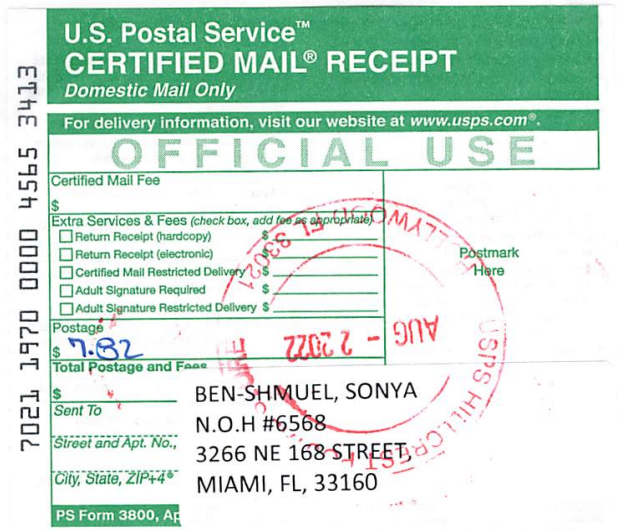
Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the 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.	8/5/2022
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.	Not in Compliance - Reinspection Date: 8/5/2022

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.	8/5/2022
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.	8/5/2022
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.	8/5/2022
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: 8/5/2022
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: 8/5/2022
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: 8/5/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 8/5/2022
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: 8/5/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 8/5/2022
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: 8/5/2022
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: 8/5/2022
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)	Not in Compliance - Reinspection Date: 8/5/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 8/5/2022
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: 8/5/2022
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)	Not in Compliance - Reinspection Date: 8/5/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 8/5/2022
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 8/5/2022



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

Postage
$ 7.82

Total Postage and Fees
$

Sent To BEN-SHMUEL, SONYA
Street and Apt. No., N.O.H #6568
City, State, ZIP+4® 3266 NE 168 STREET, MIAMI, FL, 33160

Postmark Here

AUG - 2 2022

PS Form 3800, Ap

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

Postage
$ 8.06

Total Postage and
$

Sent To PISCES PROPERTY INC
Street and Apt. No. N.O.H #6568
City, State, ZIP+4® 2301 JOHN.P LYONS LN, PEMBROKE PARK, FL, 33009

Postmark Here

AUG

PS Form 3800, A

7021 1970 0000 4565 3437



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

Postage
$ 8.06

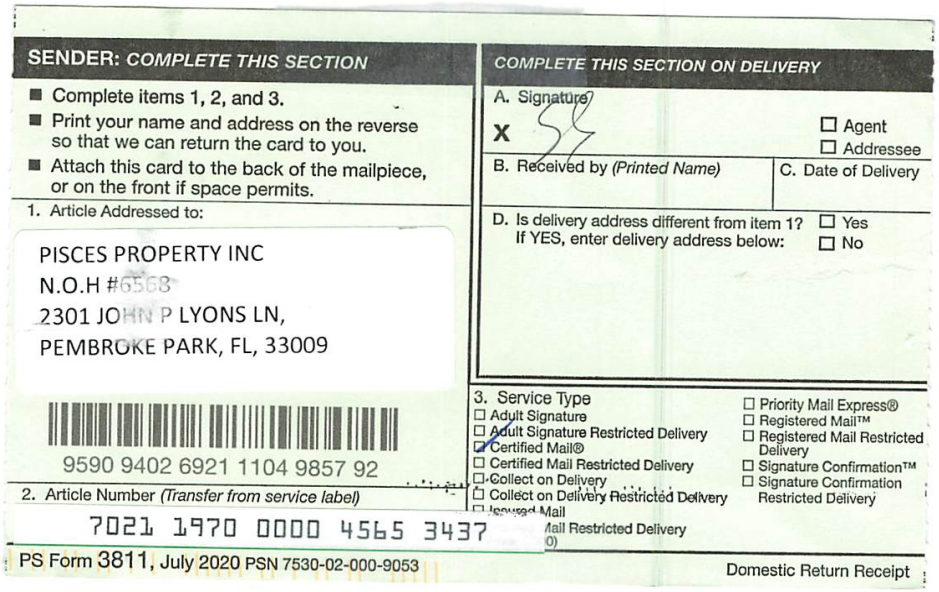
Total Postage and
$

Sent To PISCES PROPERTY INC
Street and Apt. No., N.O.H #6568
City, State, ZIP+4® 3266 NE 168 ST, NORTH MIAMI BEACH, FL, 33160

Postmark Here

PS Form 3800, Ap

7021 1970 0000 4565 3420



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:

PISCES PROPERTY INC
N.O.H #6568
2301 JOHN P LYONS LN,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9857 92

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

7021 1970 0000 4565 3437

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

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

TOWN OF PEMBROKE PARK

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

N.O.V.#6568

Hasler FIRST-CLASS MAIL

12/13/2021

US POSTAGE $000.53⁰

ZIP 33023

011D10656696

Sent To:

PISCES PROPERTY INC

3266 NE 168 ST

NORTH MIAMI BEACH, FL 33160

Case #:

6568

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V.# 6568

Hasler FIRST-CLASS MAIL
12/13/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Pisces Properties Inc.
Current Tenant
3266 NE 168 Street
North Miami Beach, FL 33160

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V.# 6568

Hasler FIRST-CLASS MAIL
12/13/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Pisces Properties Inc.
Ben-Shmuel, Sonya
3266 NE 168 Street
Miami, FL 33160

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023
6568

Hasler FIRST-CLASS MAIL
12/13/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Pisces Property Inc.
International Sport Cars, Inc.
Greenblatt, Stephen
984 Harborview North
Hollywood, FL 33019

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023
6568

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12/13/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Pisces Property Inc.
Kenny's Upholstery Service, Inc.
Sookdeo, Kenny
2401 SW 31st Avenue
Hallandale, FL 33021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 20 07 0050
Property Owner	PISCES PROPERTY INC	Millage	0613
Mailing Address	3266 NE 168 ST NORTH MIAMI BEACH FL 33160	Use	48-01
Abbr Legal Description	PARK-95 106-43 B PARCEL A S 85 OF N 255		

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*	$124,430	$729,440	$853,870	$802,080	
2021	$124,430	$661,230	$785,660	$729,170	$16,045.55
2020	$124,430	$538,460	$662,890	$662,890	$14,306.36

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$853,870	$853,870	$853,870	$853,870
Portability	0	0	0	0
Assessed/SOH	$802,080	$853,870	$802,080	$802,080
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	$802,080	$853,870	$802,080	$802,080

Sales History

Date	Type	Price	Book/Page or CIN
4/1/2008	WD-Q	$770,000	45262 / 1276
11/18/2004	QCD	$100	38642 / 1220
7/1/1985	WD	$255,000	12757 / 529

Land Calculations

Price	Factor	Type
$7.00	17,776	SF
Adj. Bldg. S.F. (Card, Sketch)		7707
Eff./Act. Year Built: 1984/1983		

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
PISCES PROPERTY INC

Filing Information

Document Number	P08000029295
FEI/EIN Number	26-2244856
Date Filed	03/19/2008
State	FL
Status	ACTIVE

Principal Address

2301 SW 31TH AVE
HALLANDALE, FL 33009

Changed: 03/16/2009

Mailing Address

3266 NE 168TH ST
NORTH MIAMI BEACH, FL 33160

Registered Agent Name & Address

BEN-SHMUEL, SONYA
3266 NE 168 STREET
MIAMI, FL 33160

Name Changed: 06/17/2010

Address Changed: 06/17/2010

Officer/Director Detail

Name & Address

Title P

BEN-SHMUEL, SONYA
3266 NE 168TH ST
NORTH MIAMI BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2020	01/30/2020

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PISCES PROPERTY INC		CASE NO. 6568

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2301 JOHN P LYONS LN, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PISCES PROPERTY INC AT 09:18 A.M. ON THE 5 DAY OF AUGUST 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.

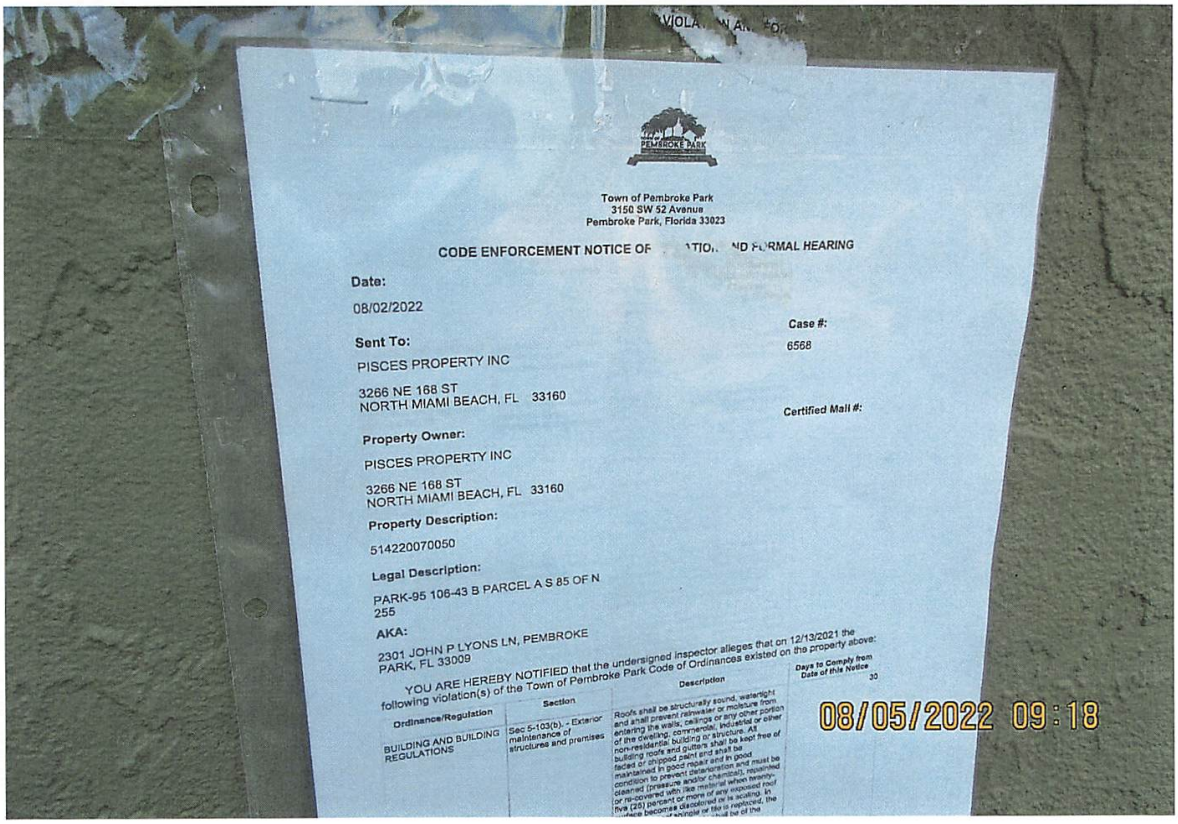
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

MARY CARI 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 [illegible] AND FORMAL HEARING

Date:
08/02/2022

Case #:
6568

Sent To:
PISCES PROPERTY INC

3266 NE 168 ST
NORTH MIAMI BEACH, FL 33160

Certified Mail #:

Property Owner:
PISCES PROPERTY INC

3266 NE 168 ST
NORTH MIAMI BEACH, FL 33160

Property Description:
514220070050

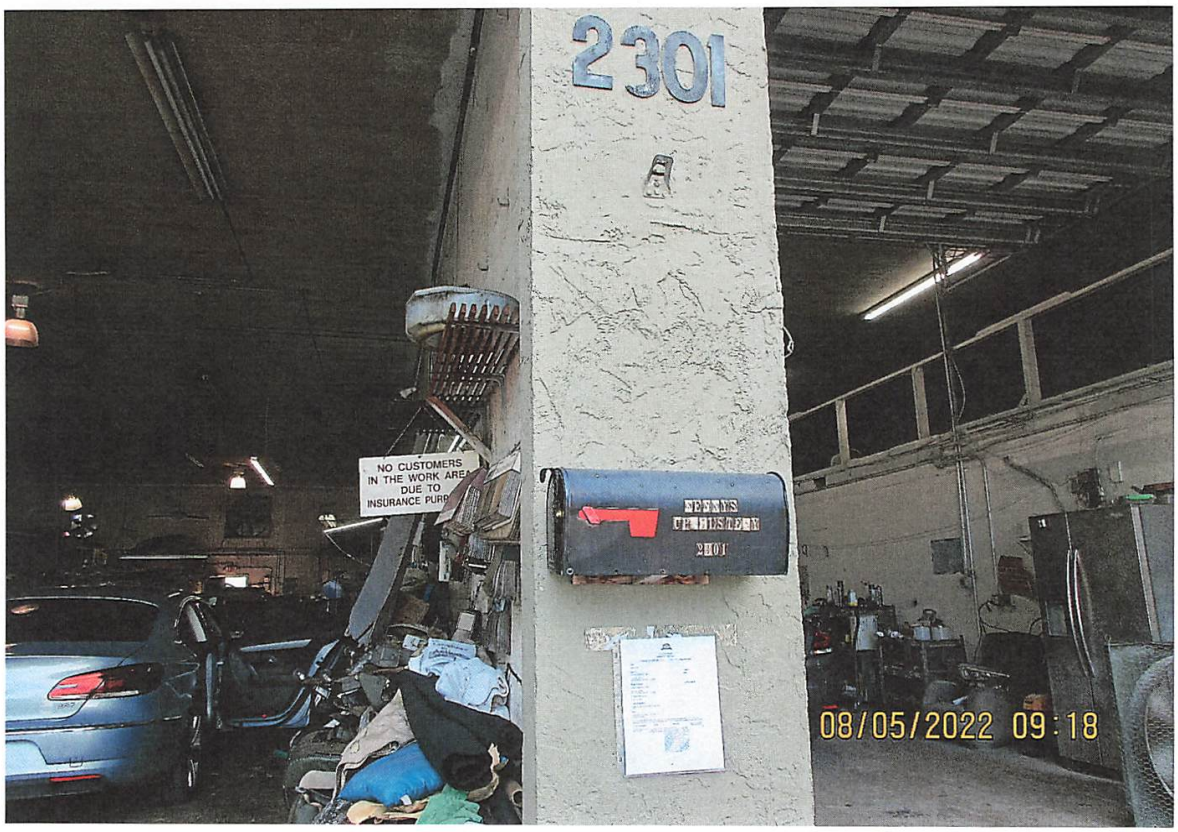
Legal Description:
PARK-95 106-43 B PARCEL A S 85 OF N 255

AKA:
2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/13/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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 washed chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof [illegible] becomes discolored or tile is ratched, the [illegible] be of the	30

08/05/2022 09:18



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/02/2022

Sent To:

PISCES PROPERTY INC

3266 NE 168 ST
NORTH MIAMI BEACH, FL 33160

Case #:

6568

Property Owner:

PISCES PROPERTY INC

3266 NE 168 ST
NORTH MIAMI BEACH, FL 33160

Certified Mail #:

Property Description:

514220070050

Legal Description:

PARK-95 106-43 B PARCEL A S 85 OF N 255

AKA:

2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/13/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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BUILDING AND BUILDING REGULATIONS	Sec 5-103(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
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BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	30

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

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	30

1. Overgrown vegetation. Trim all overgrown vegetation and trees.
2. Exterior maintenance of four walls required (i.e. pressure wash, repair, paint, etc.).
3. Parking lot requires maintenance (paving & restriping). Obtain plans for permit and inspections.
4. Prohibited outdoor storage. Remove all materials and store inside property.
5. Remove graffiti from backend wall of property.
6. No parking on swales.
7. Remove abandon vehicles (i.e. inoperable, deplorable conditions, flat tires, no tag).
8. No double compact parking.
9. Exterior roof requires maintenance (i.e. wash, chemical treatment, repair, etc.).
10. Installed canopy without a permit. Obtain plans, permit and inspections. Double permit fee assessed.

For more permit information contact the Building Dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
When items are corrected call for a re-inspection.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/2/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

PISCES PROPERTY INC

3266 NE 168 ST
NORTH MIAMI BEACH, FL 33160

Case #:

6568

Date:

12/13/2021

Property Owner:

PISCES PROPERTY INC

3266 NE 168 ST
NORTH MIAMI BEACH, FL 33160

Property Description:

514220070050

Certified Mail #:

Legal Description:

PARK-95 106-43 B PARCEL A S 85 OF N 255

AKA:

2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/13/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	30

Notes/Means of Correction:

1. Overgrown vegetation. Trim all overgrown vegetation and trees.
2. Exterior maintenance of four walls required (i.e. pressure wash, repair, paint, etc.).
3. Parking lot requires maintenance (paving & restriping). Obtain plans for permit and inspections.
4. Prohibited outdoor storage. Remove all materials and store inside property.
5. Remove graffiti from backend wall of property.
6. No parking on swales.
7. Remove abandon vehicles (i.e. inoperable, deplorable conditions, flat tires, no tag).
8. No double compact parking.
10. Exterior roof requires maintenance (i.e. wash, chemical treatment, repair, etc.).
11. Installed canopy without a permit. Obtain plans, permit and inspections.

Double permit fee assessed.
For more permit information contact the Building Dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
When items are corrected call for a re-inspection.

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


ENNY'S
ERY SERVICE INC
ESTIMATES
-966-5900
INTERNATIONAL
SPORT CARS INC.
2301
06/30/2021 22:59
RANGE ROVER

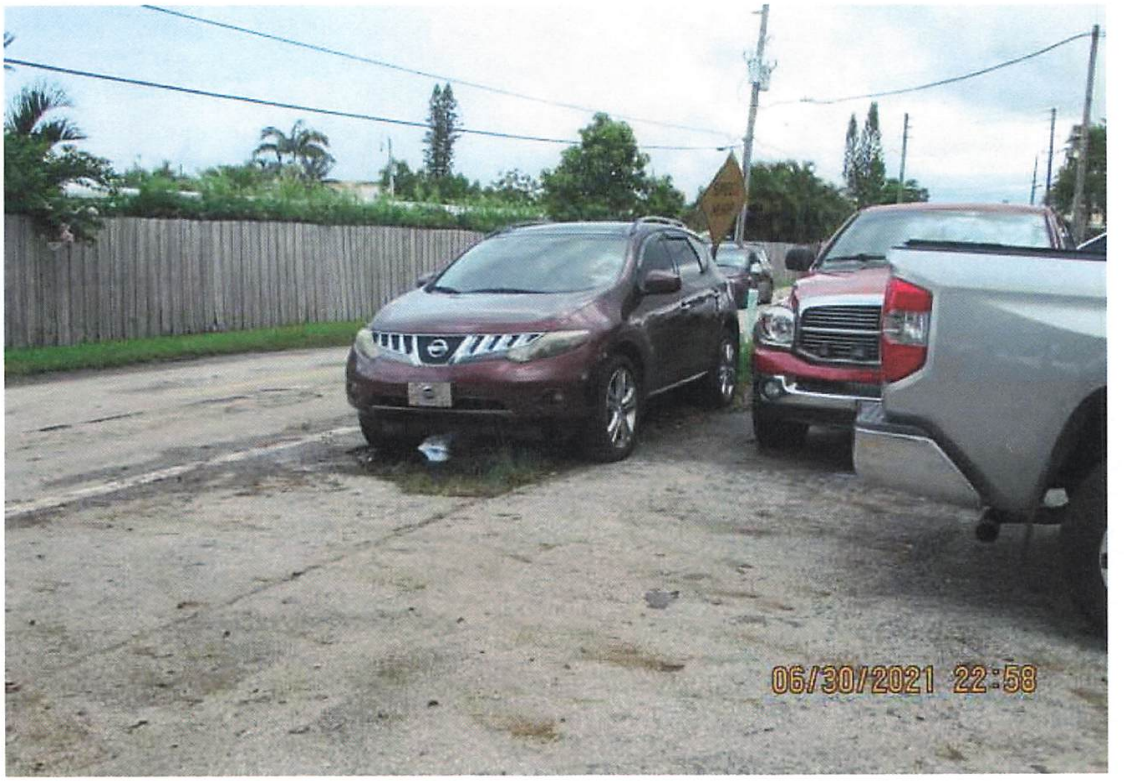

06/30/2021 23:00


06/30/2021 22:58


06/30/2021 22:58


KENNY'S
06/30/2021 22:58


06/30/2021 22:58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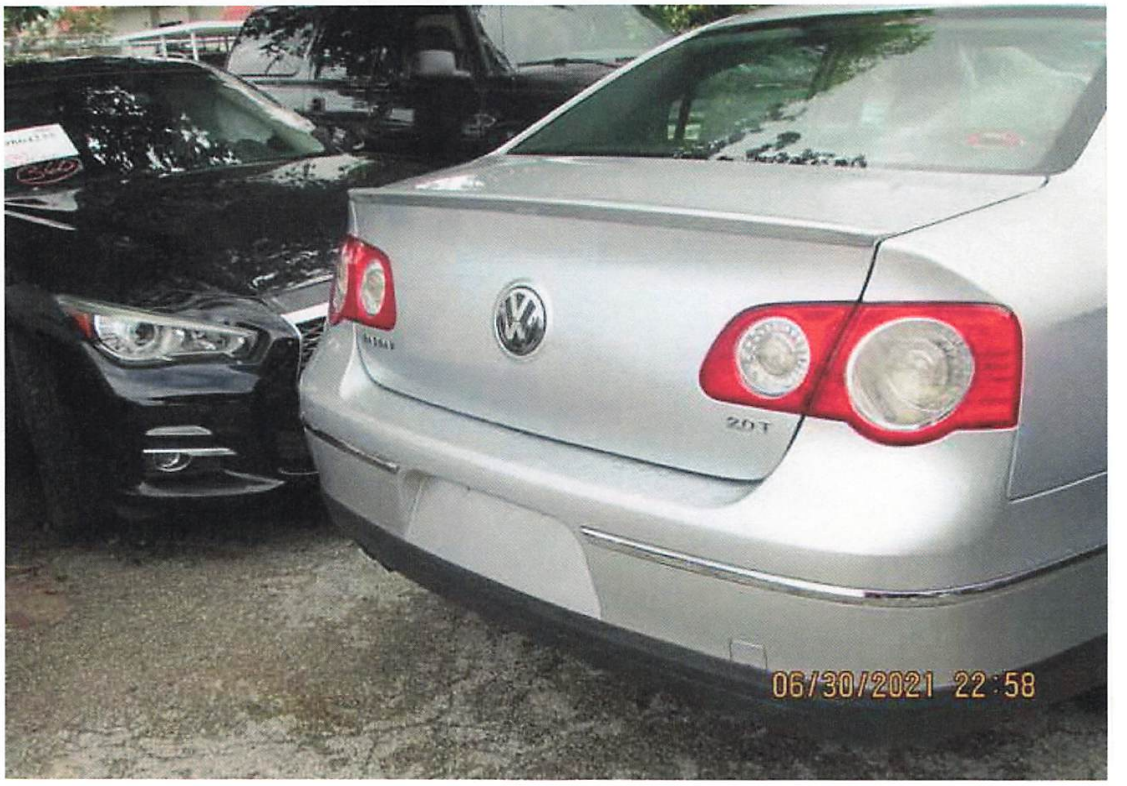
06/30/2021 22:58


TRANSIT
06/30/2021 22:58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06/30/2021 22:58


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06/30/2021 22:59


06/30/2021 23:02


06/30/2021 23:02

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

WARNING NOTICE

Sent To:	Case #:	Date:
PISCES PROPERTY INC 3266 NE 168 ST NORTH MIAMI BEACH, FL 33160	5341	09/09/2020

Property Owner:	Property Description:
PISCES PROPERTY INC 3266 NE 168 ST NORTH MIAMI BEACH, FL 33160	514220070050

Legal Description:	AKA:
PARK-95 106-43 B PARCEL A S 85 OF N 255	2301 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

The inspection made of the listed premises this date discloses that you are in violation of the below listed section(s) of the Town of Pembroke Park Code of Ordinances:

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.	15
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)	15

Notes/Means of Correction:

1. Exterior Maintenance - Graffiti on the rear of building. Property owner will need to remove graffiti from building.
2. Exterior Maintenance - Paint on building is faded. Property owner will need to paint rear of building. Paint approval will be required by Town planner prior to painting.

The Town of Pembroke Park has adopted a Code Enforcement Board procedure pursuant to the provisions contained in Chapter 7, Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes. Therefore, if the referenced violations are corrected within the time specified, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215. If the violations are not corrected within the time specified, you will be issued a formal Notice of Violation and a Hearing Notice to appear before the Code Enforcement Board.

***** You must call for an inspection of compliance to avoid further legal actions: (954) 966-4600 ext. 215 or (954) 966-4600.**

Jeffrey Louis

0001

Signature is not an admission of guilt but verification of receipt of this notice.


2020/09/09 09:24:26

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

Hasler FIRST CLASS MAIL
09/17/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Pisces Property Inc
3266 NE 168 ST
North Miami Beach, FL 33160

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

Hasler FIRST CLASS MAIL
09/17/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Pisces Property Inc
2301 John P. Lyons Lane
Pembroke Park, FL 33009

CN 5341

Case Overview

Property/Incident Information

Owner	Address	Site Address
BAM MHC LLC/ALAIN LEMAY	2302 Charles Rd Pembroke Park, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2302 CHARLES RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6995 **Date Next Inspection** 8/17/2022

Notes

1. Installed two additions without a permit. Obtain plans, permit and inspections.
2. Installed two sheds without a permit. Obtain plans, permit and inspections.
3. Installed a wooden deck without a permit. Obtain plans, permit and inspections.
4. Installed slab without a permit. Obtain plans, permit and inspections.
5. Two abandon gazebos installed without a permit. Remove or obtain permit.
6. Exterior maintenance required. Pressure wash and paint mobile home.

Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery	
4/28/2022		Notice of Violation	Regular Mail	Posted 4/28/22 RM 07/14/2022
8/1/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail	Posted 8/5/22 CM 08/2/22

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: 8/17/2022
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: 8/17/2022
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: 8/17/2022



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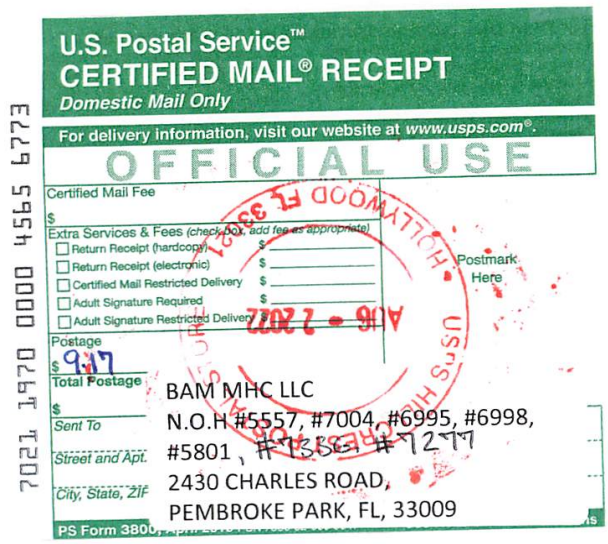
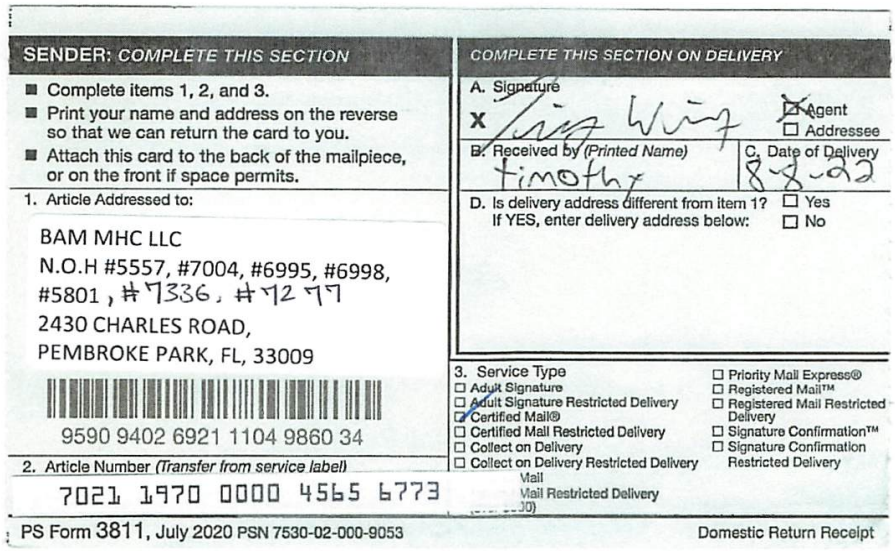
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
Postmark Here
AUG - 7 2022
HOLLYWOOD FL 33021
USPS HILLC
7021 1970 0000 4565 6766
9.17
NRAI SERVICES, INC.
N.O.H #5557, #7004, #6995, #6998,
#5801 , #7336 , #7277
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
Postmark Here
AUG - 7 2022
USPS HILLC
7021 1970 0000 4565 6926
9.17
BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
302 KNIGHTS RUN AVE #1108,
TAMPA, FL, 33602



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
Street and Apt.
City, State, ZIP
PS Form 3800,
Postmark Here
AUG - 7 2022
HOLLYWOOD FL 33021
USPS HILLC
7021 1970 0000 4565 6773
9.17
BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801 , #7336 , #7277
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7279
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9860 34

2. Article Number (Transfer from service label)
7021 1970 0000 4565 6773

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

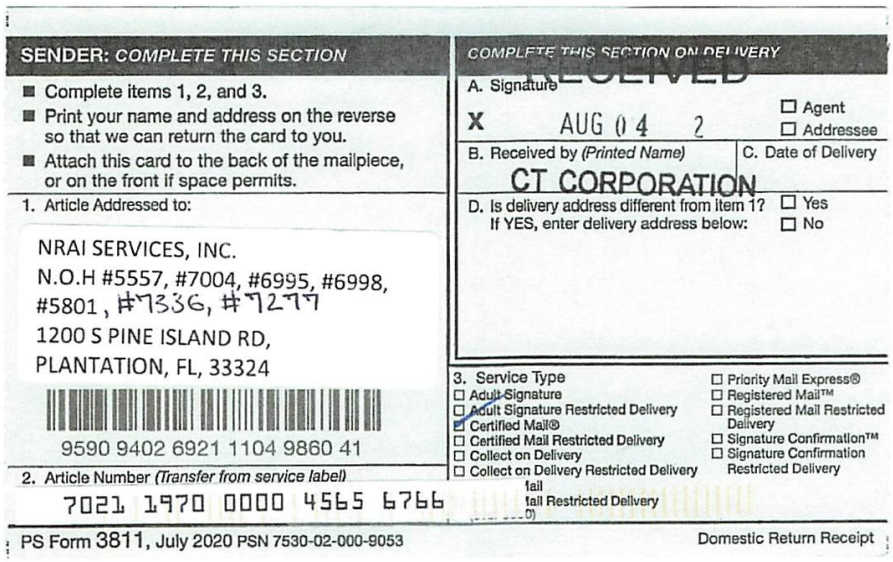
B. Received by (Printed Name) Timothy
C. Date of Delivery 8-3-22

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

Mail
Mail 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:

NRAI SERVICES, INC.
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7279
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324

9590 9402 6921 1104 9860 41

2. Article Number (Transfer from service label)
7021 1970 0000 4565 6766

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AUG 04 2 ☐ Agent ☐ Addressee

B. Received by (Printed Name) CT CORPORATION
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

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
07/14/2022
FIRST CLASS MAIL
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

Sent To:

BAM MHC LLC/ ALAIN LEMAY

2302 Charles Rd
Pembroke Park, FL 33009

Case #:

6995

TOWN OF PEMBROKE PARK

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

Hasler FIRST-CLASS MAIL
07/14/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

NOV 6995

B&M MHC LLC
302 Knight Run Ave #1108
Tampa, FL 33602

TOWN OF PEMBROKE PARK

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

Hasler FIRST CLASS MAIL
07/14/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

NOV 6995

BAM MHC LLC
2430 Charles Road
Pembroke Park, FL 33009



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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BAM MHC LLC CASE NO. 6995
ALAIN LEMAY

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2302 CHARLES RD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2302 CHARLES RD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BAM MHC LLC/ALAIN LEMAY AT 09:58 A.M. ON THE 5 DAY OF AUGUST 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

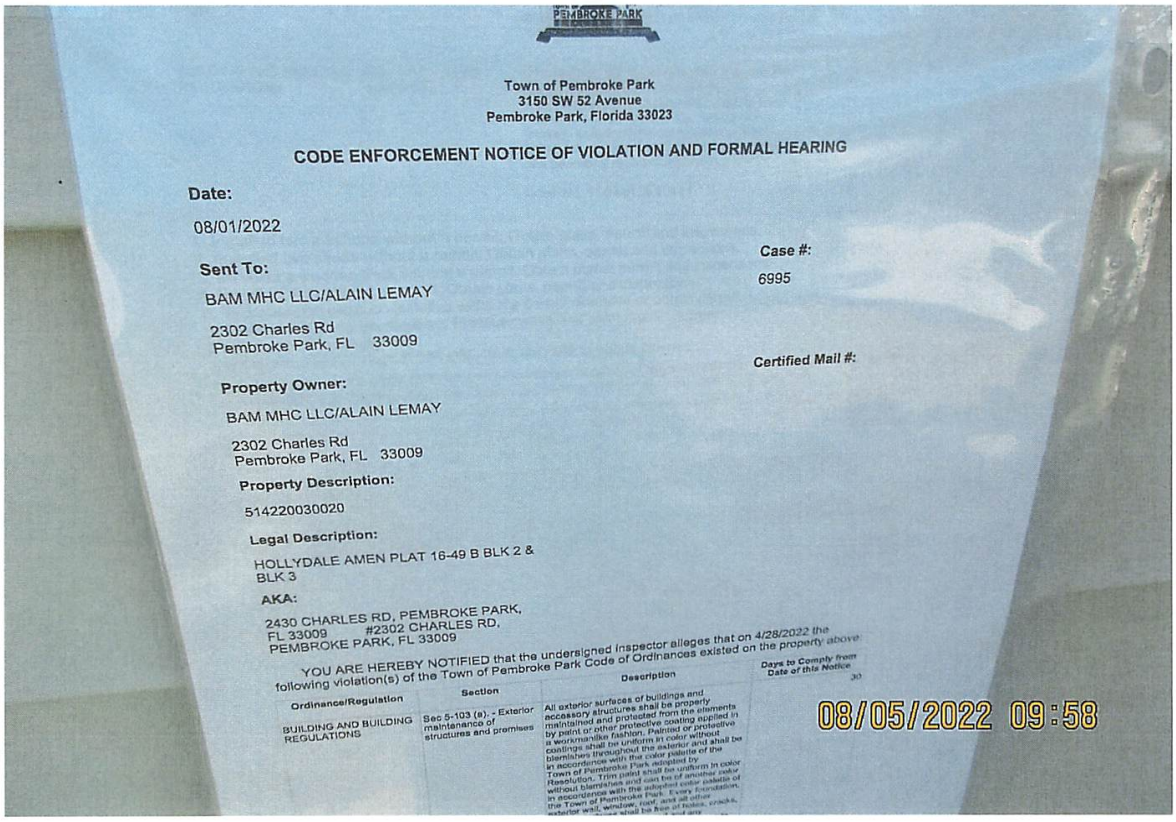
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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 _____



PEMBROKE PARK

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/01/2022

Case #:

6995

Sent To:

BAM MHC LLC/ALAIN LEMAY

2302 Charles Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Owner:

BAM MHC LLC/ALAIN LEMAY

2302 Charles Rd
Pembroke Park, FL 33009

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2302 CHARLES RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (e). - 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	30

08/05/2022 09:58



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/01/2022

Sent To:

BAM MHC LLC/ALAIN LEMAY

2302 Charles Rd
Pembroke Park, FL 33009

Case #:

6995

Property Owner:

BAM MHC LLC/ALAIN LEMAY

2302 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 #2302 CHARLES RD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

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

1. Installed two additions without a permit. Obtain plans, permit and inspections.
2. Installed two sheds without a permit. Obtain plans, permit and inspections.
3. Installed a wooden deck without a permit. Obtain plans, permit and inspections.
4. Installed slab without a permit. Obtain plans, permit and inspections.
5. Two abandon gazebos installed without a permit. Remove or obtain permit.
6. Exterior maintenance required. Pressure wash and paint mobile home.

Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permits.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

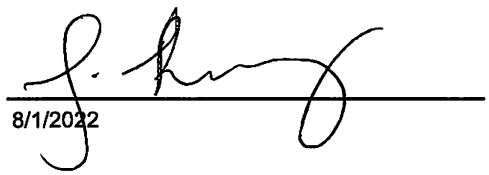
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



8/1/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BAM MHC LLC/ ALAIN LEMAY 2302 Charles Rd Pembroke Park, FL 33009	6995	04/28/2022

Property Owner:	Property Description:	Certified Mail #:
BAM MHC LLC/ ALAIN LEMAY 2302 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 #2302 CHARLES RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Installed two additions without a permit. Obtain plans, permit and inspections.
2. Installed two sheds without a permit. Obtain plans, permit and inspections.
3. Installed a wooden deck without a permit. Obtain plans, permit and inspections.
4. Installed slab without a permit. Obtain plans, permit and inspections.
5. Two abandon gazebos installed without a permit. Remove or obtain permit.
6. Exterior maintenance required. Pressure wash and paint mobile home.

Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permits.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name _____ Date 4/28/22

Site Address 2302 Charles Rd Case # 6995

Pembroke Park, FL 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)
Installed 2 addition without a building permit. Installed two sheds with out a permit Two abandon gazebo. A wooden deck w/out a permit

Corrective Action(s) Installed slab w/out a permit. Exterior maintenance required

Obtain plans, permit and inspections.
Pressure wash and paint to remove dirt build up.

☑ 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.

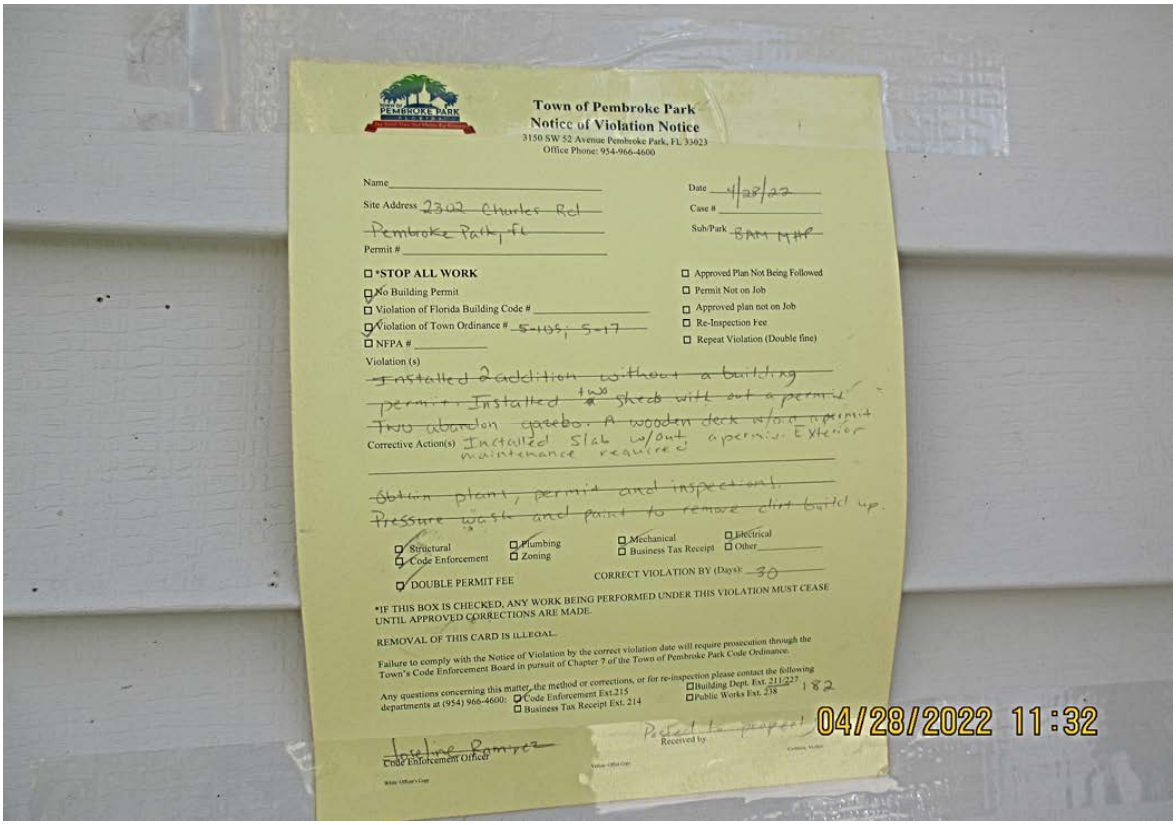
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☑ Code Enforcement Ext.215 ☐ Building Dept. Ext. ~~211/227~~ 182
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Posted to property
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


2302
Town of Pembroke Park
Notice of Violation Notice
04/28/2022 11:32


Town of Pembroke Park
Notice of Violation Notice
3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600
Name
Site Address 2302 Charles Rd
Pembroke Park, FL
Permit #
Date 4/28/22
Case #
Sub/Park BAY MHP
*STOP ALL WORK
No Building Permit
Violation of Florida Building Code #
Violation of Town Ordinance # 5-105; 5-17
NFPA #
Approved Plan Not Being Followed
Permit Not on Job
Approved plan not on Job
Re-Inspection Fee
Repeat Violation (Double fine)
Violation (s)
Installed addition without a building permit. Installed two sheds with out a permit. Two abandon gazebo. A wooden deck w/out a permit
Corrective Action(s) Installed Slab w/out a permit. Exterior maintenance required
Obtain plans, permit and inspections. Pressure waste and paint to remove dirt build up.
Structural
Code Enforcement
Plumbing
Zoning
Mechanical
Business Tax Receipt
Electrical
Other
DOUBLE PERMIT FEE
CORRECT VIOLATION BY (Days): 30
*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.
Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:
Code Enforcement Ext.215
Business Tax Receipt Ext. 214
Building Dept. Ext. 211/227
Public Works Ext. 238
182
Code Enforcement Officer
Received by
Picked to prepare!
04/28/2022 11:32


2302
04/28/2022 11:22


04/28/2022 11:22


04/28/2022 11:23


04/28/2022 11:23


04/28/2022 11:23


04/28/2022 11:24


04/28/2022 11:24


04/28/2022 11:25


04/28/2022 11:25

Case Overview

Property/Incident Information

Owner	Address	Site Address
BAM MHC LLC/MEHMET CAVKAS	2306 Charles Rd Pembroke Park, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2306

Legal Description

Case Status Open **Case #** 6998 **Date Next Inspection** 8/17/2022

Notes

1. Installed two additions without a permit. Obtain plans, permit and inspections.
2. Installed wooden deck without a permit. Obtain plans, permit and inspections.
3. Installed slab without a permit. Obtain plans, permit and inspections.
4. Exterior maintenance required. Pressure wash and paint mobile home.

Double permit fee assessed.
Obtain permits at the Building Dept. at 954-966-4600, ext. 182.

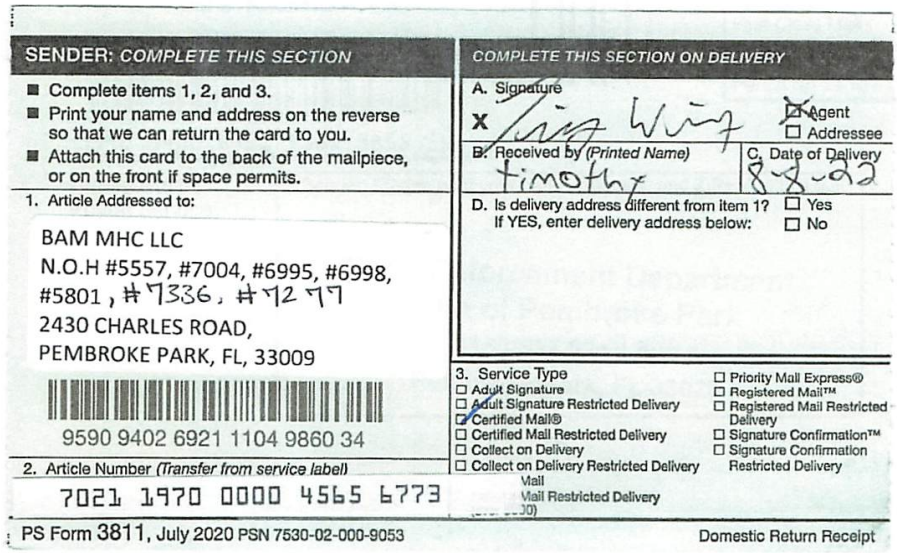
No permit as of 8/16/22

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/28/2022		Notice of Violation	Posted 4/28/22 Regular Mail 7/14/22
8/1/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 8/5/22 Certified Mail 8/2/22

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: 8/17/2022
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: 8/17/2022
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: 8/17/2022



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:

BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7279
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9860 34

2. Article Number (Transfer from service label)
7021 1970 0000 4565 6773

COMPLETE THIS SECTION ON DELIVERY

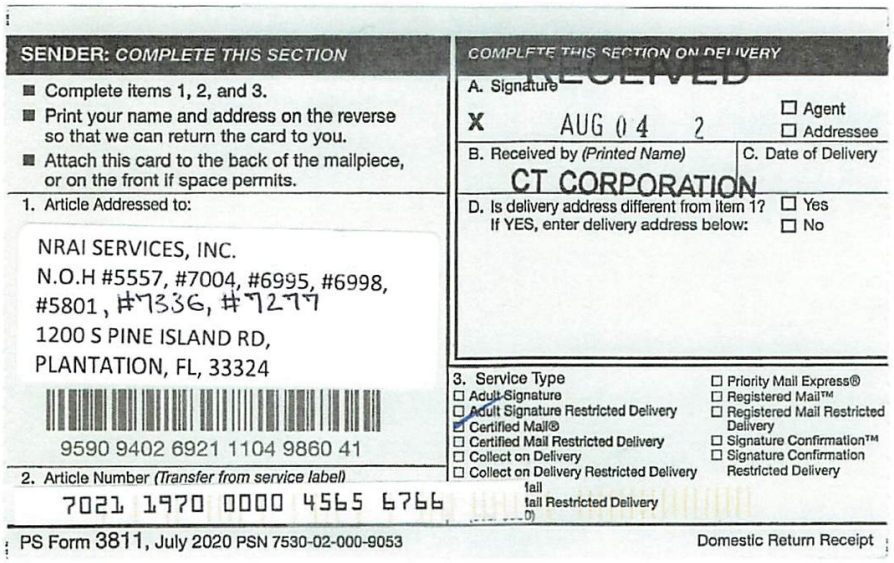
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Timothy
C. Date of Delivery 8-8-22

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

NRAI SERVICES, INC.
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7279
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324

9590 9402 6921 1104 9860 41

2. Article Number (Transfer from service label)
7021 1970 0000 4565 6766

COMPLETE THIS SECTION ON DELIVERY

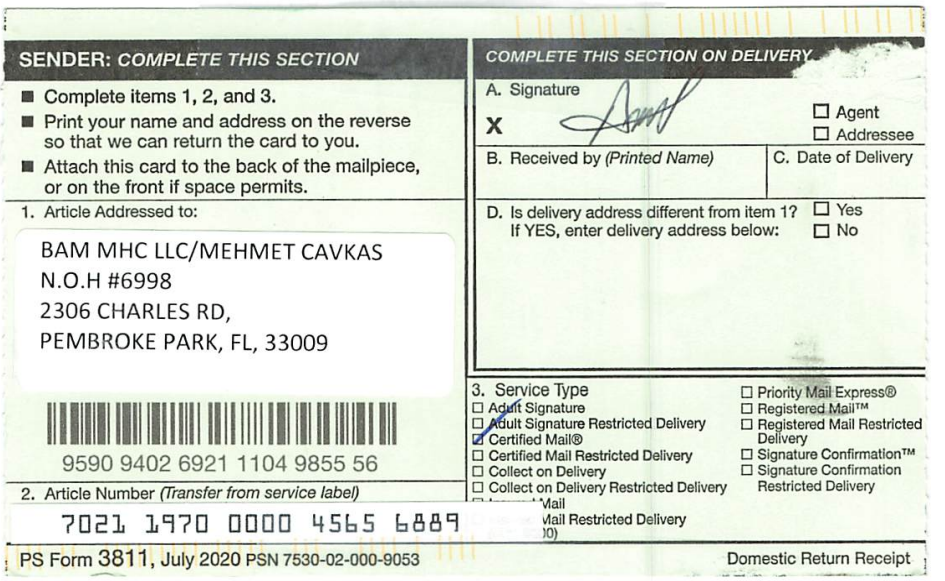
A. Signature
RECEIVED
X AUG 04 2 ☐ Agent ☐ Addressee

B. Received by (Printed Name) CT CORPORATION
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
tail
tail 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:

BAM MHC LLC/MEHMET CAVKAS
N.O.H #6998
2306 CHARLES RD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9855 56

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

7021 1970 0000 4565 6889

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

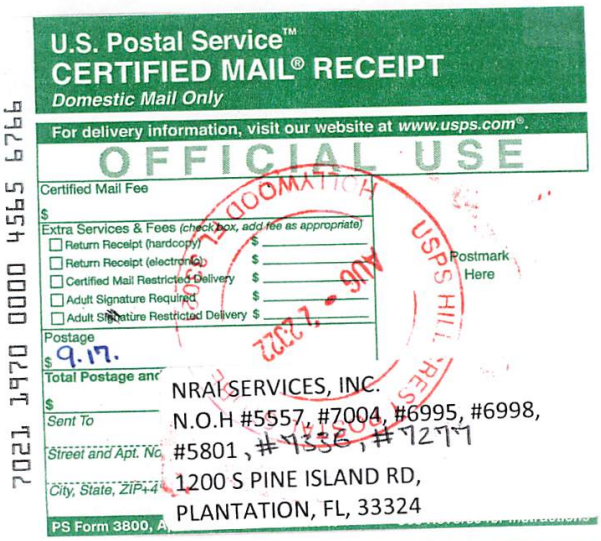
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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
)0)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

7021 1970 0000 4565 6766



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.17.

Total Postage and
$

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

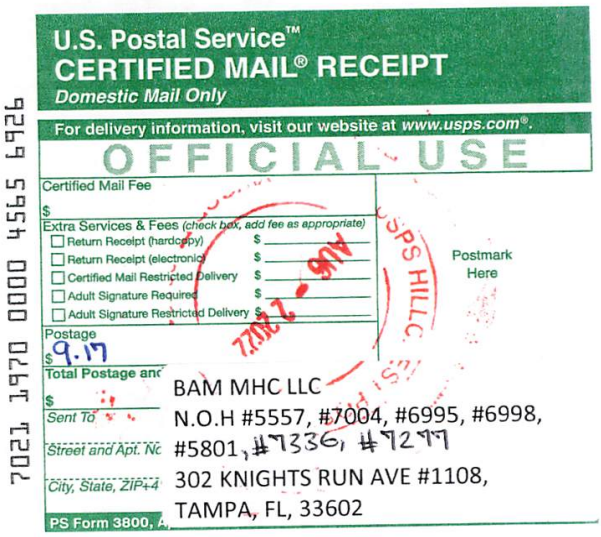
Postmark Here

AUG - 2 2022

NRAI SERVICES, INC.
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324

PS Form 3800, A

7021 1970 0000 4565 6926



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.17

Total Postage and
$

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

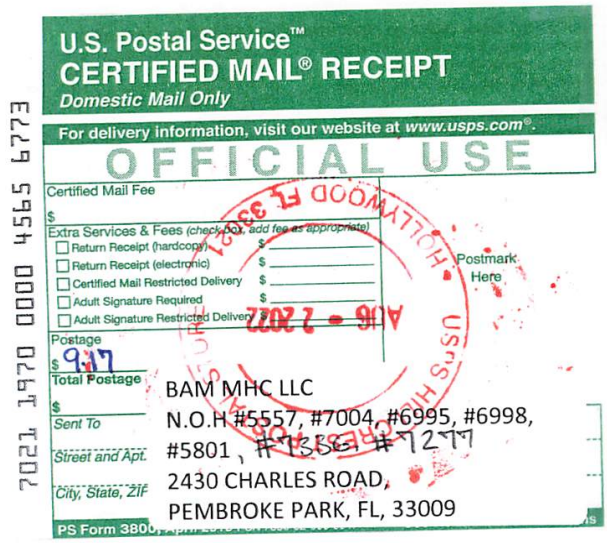
Postmark Here

AUG - 2 2022

BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
302 KNIGHTS RUN AVE #1108,
TAMPA, FL, 33602

PS Form 3800, A

7021 1970 0000 4565 6773



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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
$ 9.17

Total Postage
$

Sent To
Street and Apt.
City, State, ZIP

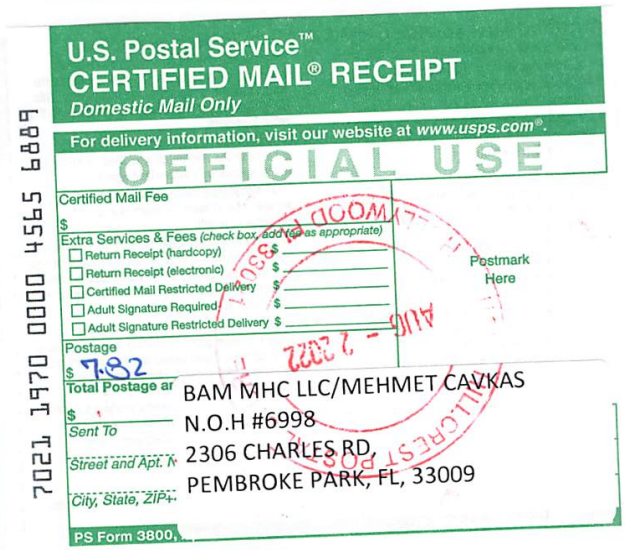
Postmark Here

AUG - 2 2022

BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800

7021 1970 0000 4565 6889



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage ar
$

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

Postmark Here

AUG - 2 2022

BAM MHC LLC/MEHMET CAVKAS
N.O.H #6998
2306 CHARLES RD,
PEMBROKE PARK, FL, 33009

PS Form 3800,

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

Hasler FIRST-CLASS MAIL
07/14/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Sent To:

BAM MHC LLC/MEHMET CAUKAS

2306 Charles Rd
Pembroke Park, FL 33009

Case :

6998

TOWN OF PEMBROKE PARK

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

Hasler FIRST CLASS MAIL
07/14/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

BAM MHC LLC
2430 Charles Road
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

Hasler FIRST CLASS MAIL
07/14/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

NW 6998

BAM MHC LLC
302 Knight Run Ave #1108
Tampa, FL 33602

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BAM MHC LLC CASE NO. 6998
MEHMET CAVKAS

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2306 CHARLES RD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2306 CHARLES RD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BAM MHC LLC / MEHMET CAVKASAT 09:56 A.M. ON THE 5 DAY OF AUGUST 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.

J. [signature]
AFFIANT

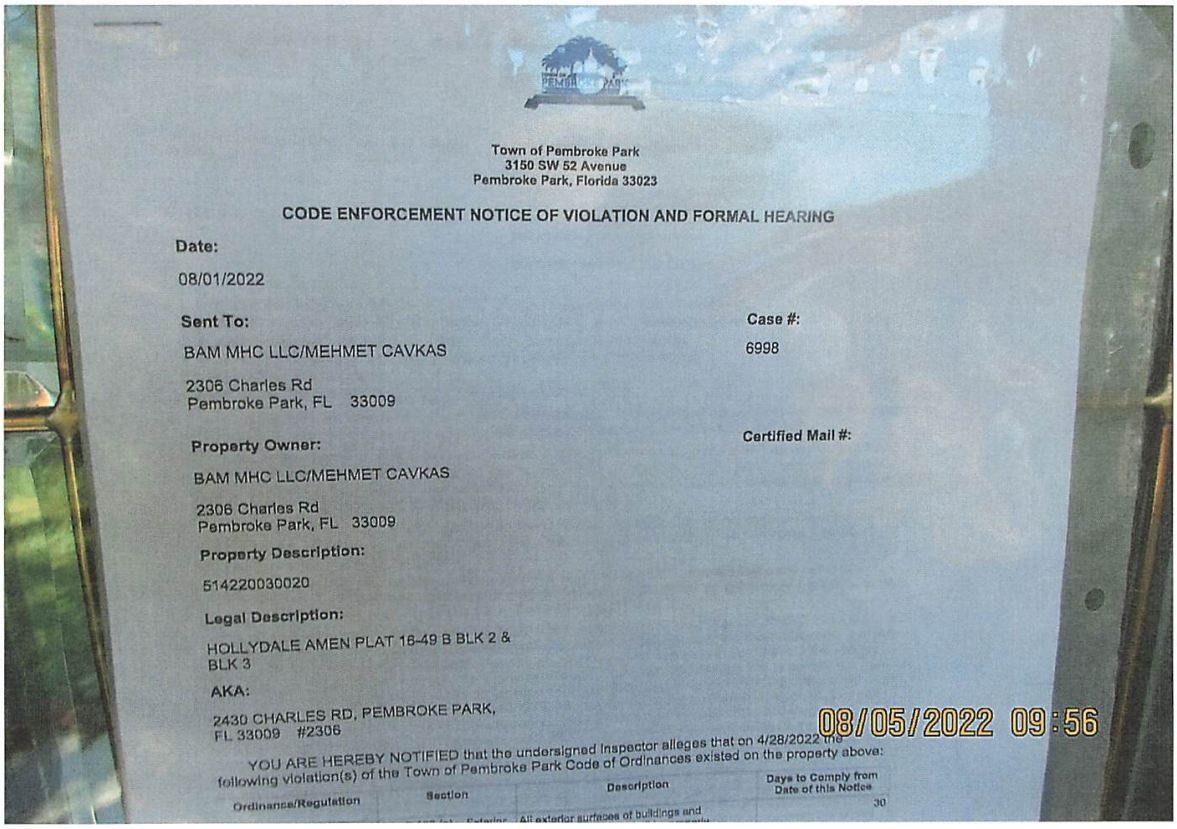
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[signature]
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:

08/01/2022

Sent To:

BAM MHC LLC/MEHMET CAVKAS

2306 Charles Rd
Pembroke Park, FL 33009

Case #:

6998

Certified Mail #:

Property Owner:

BAM MHC LLC/MEHMET CAVKAS

2306 Charles Rd
Pembroke Park, FL 33009

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 &
BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK,
FL 33009 #2306

08/05/2022 09:56

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
		All exterior surfaces of buildings and	30

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/01/2022

Sent To:

BAM MHC LLC/MEHMET CAVKAS

2306 Charles Rd
Pembroke Park, FL 33009

Case #:

6998

Property Owner:

BAM MHC LLC/MEHMET CAVKAS

2306 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 #2306

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

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

1. Installed two additions without a permit. Obtain plans, permit and inspections.
2. Installed wooden deck without a permit. Obtain plans, permit and inspections.
3. Installed slab without a permit. Obtain plans, permit and inspections.
4. Exterior maintenance required. Pressure wash and paint mobile home.

Double permit fee assessed.
Obtain permits at the Building Dept. at 954-966-4600, ext. 182.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/1/2022

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

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.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2430 CHARLES ROAD, PEMBROKE PARK FL 33009
Property Owner	BAM MHC LLC
Mailing Address	302 KNIGHTS RUN AVE #1108 TAMPA FL 33602

ID #	5142 20 03 0020
Millage	0613
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

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BAM MHC LLC/MEHMET CAUKAS 2306 Charles Rd Pembroke Park, FL 33009	6998	04/28/2022

Property Owner:	Property Description:	Certified Mail #:
BAM MHC LLC/MEHMET CAUKAS 2306 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 #2306

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Installed two additions without a permit. Obtain plans, permit and inspections.
2. Installed wooden deck without a permit. Obtain plans, permit and inspections.
3. Installed slab without a permit. Obtain plans, permit and inspections.
4. Exterior maintenance required. Pressure wash and paint mobile home.

Double permit fee assessed.
Obtain permits at the Building Dept. at 954-966-4600, ext. 182.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name _____ Date 4/28/22

Site Address 2305 Charles RD Case # 6998

Pembroke Park, FL 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 additions, wooden deck and slab installed without a permit. Exterior maintenance required.

Corrective Action(s)
Obtain plans, permit and inspections from the Building Dept. Pressure wash and paint mobile home.

☒ 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~~ 182
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Posted to property
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Case Overview

Property/Incident Information

Owner	Address	Site Address
BAM MHC LLC/ LINDA COUTURE	2314 Charles Road Pembroke Park, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2314

Legal Description

Case Status Open **Case #** 7004 **Date Next Inspection** 8/17/2022

Notes

1. Installed addition without a permit. Obtain plans for permit and inspections.
2. Installed steps without a permit. Obtain plans for permit and inspections.
3. Installed two sheds without a permit. Obtain plans for permit and inspections.
4. Exterior maintenance required. Pressure wash and paint mobile home.
5. outdoor storage prohibited. Remove chair from front patio.

Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permits.

Documents Issued

Posted 4/29/22
Regular Mail 07/14/2022

Date Issue	Hearing Date	Document Type	Delivery
4/29/2022		Notice of Violation	Posted to Property
8/1/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Posted 8/5/22
CM 08/2/22

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: 8/17/2022
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: 8/17/2022
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: 8/17/2022
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: 8/17/2022



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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.17

Total Postage and
$

Sent To
NRAI SERVICES, INC.

Street and Apt. No.
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7277

City, State, ZIP+4
1200 S PINE ISLAND RD, PLANTATION, FL, 33324

PS Form 3800, A

Postmark Here

AUG - 2 2022

HOLLYWOOD FL 330

USPS HILLC

7021 1970 0000 4565 6766



U.S. Postal Service™
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OFFICIAL USE

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$

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

Postage
$ 9.17

Total Postage and
$

Sent To
BAM MHC LLC

Street and Apt. No.
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7277

City, State, ZIP+4
302 KNIGHTS RUN AVE #1108, TAMPA, FL, 33602

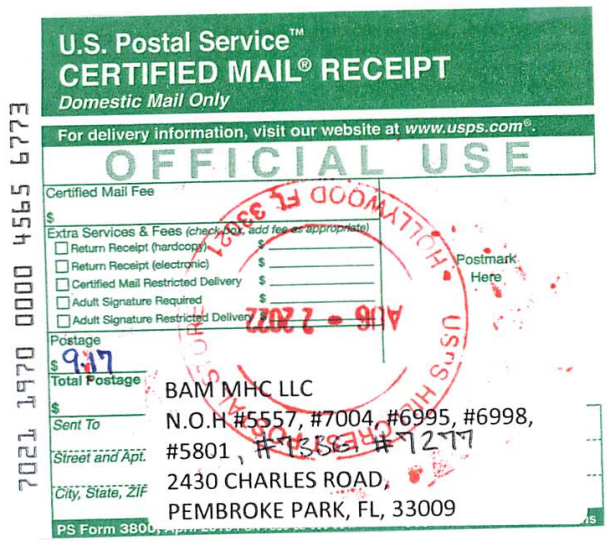
PS Form 3800, A

Postmark Here

AUG - 2 2022

USPS HILLC

7021 1970 0000 4565 6926



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

Postage
$ 9.17

Total Postage
$

Sent To
BAM MHC LLC

Street and Apt.
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7277

City, State, ZIF
2430 CHARLES ROAD, PEMBROKE PARK, FL, 33009

PS Form 3800,

Postmark Here

AUG - 2 2022

HOLLYWOOD FL 330

USPS HILLC

7021 1970 0000 4565 6773

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

Hasler FIRST-CLASS MAIL
07/14/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Sent To:

BAM MHC LLC/ LINDA COUTURE

2314 Charles Road
Pembroke Park, FL 33009

Case #:

7004

TOWN OF PEMBROKE PARK

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

Hasler FIRST-CLASS MAIL
07/14/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

NOV 7004

BAM MHC LLC
302 Knights Run Ave #1108
Tampa, FL 33602

TOWN OF PEMBROKE PARK

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

Hasler
07/14/2022
FIRST-CLASS MAIL
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

NOV 7004

BAM MHC LLC
21430 Charles Road
Pembroke Park, FL 33009



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.



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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BAM MHC LLC CASE NO. 7004
LINDA COUTURE

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2314 CHARLES RD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2314 CHARLES RD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BAM MHC LLC/ LINDA COUTURE AT 09:55 A.M. ON THE 5 DAY OF AUGUST 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

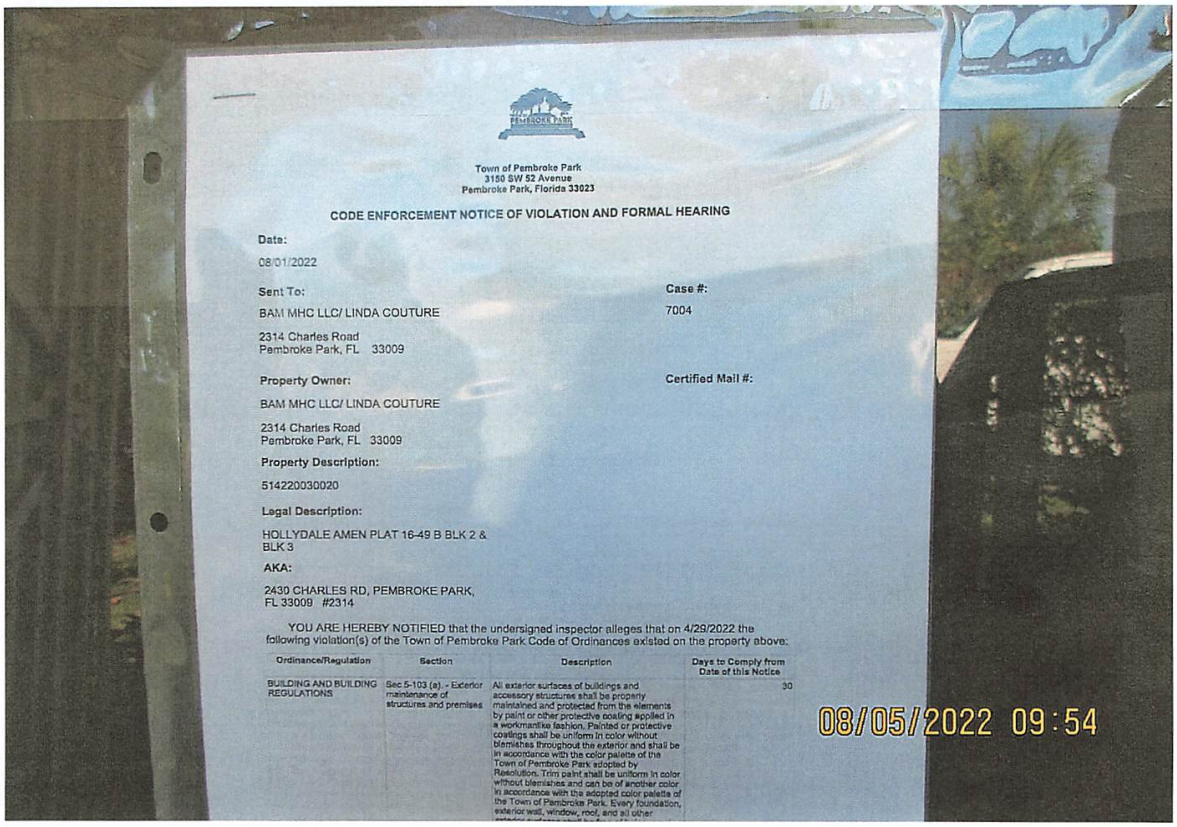
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


2314
08/05/2022 09:55


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/01/2022
Sent To:
BAM MHC LLC/ LINDA COUTURE
2314 Charles Road
Pembroke Park, FL 33009
Case #:
7004
Property Owner:
BAM MHC LLC/ LINDA COUTURE
2314 Charles Road
Pembroke Park, FL 33009
Certified Mail #:
Property Description:
514220030020
Legal Description:
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3
AKA:
2439 CHARLES RD, PEMBROKE PARK, FL 33009 #2314
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 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
30
08/05/2022 09:54

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/01/2022

Sent To:

BAM MHC LLC/ LINDA COUTURE

2314 Charles Road
Pembroke Park, FL 33009

Case #:

7004

Property Owner:

BAM MHC LLC/ LINDA COUTURE

2314 Charles Road
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 #2314

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed addition without a permit. Obtain plans for permit and inspections.
2. Installed steps without a permit. Obtain plans for permit and inspections.
3. Installed two sheds without a permit. Obtain plans for permit and inspections.
4. Exterior maintenance required. Pressure wash and paint mobile home.
5. outdoor storage prohibited. Remove chair from front patio.

Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permits.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

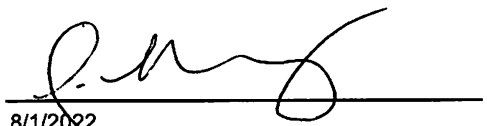
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



8/1/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BAM MHC LLC/ LINDA COUTURE 2314 Charles Road Pembroke Park, FL 33009	7004	04/29/2022

Property Owner:	Property Description:	Certified Mail #:
BAM MHC LLC/ LINDA COUTURE 2314 Charles Road 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 #2314

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 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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5. outdoor storage prohibited. Remove chair from front patio.

Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permits.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name _____ Date 4/29/22

Site Address 2314 Charles Road Case # 2004
Pembroke Park, FL Sub/Park BAM MHP

Permit # _____

☐ *STOP ALL WORK
☑ No Building Permit
☐ Violation of Florida Building Code # _____
☑ Violation of Town Ordinance # 5-105; 5-17; 5-103 12-48.
☐ NFPA # _____

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

Violation (s)
Install additions, Stair (Steps) & Sheds (2) without a permit. Exterior maintenance required. Outdoor storage prohibited.

Corrective Action(s)
Obtain plans, permit and inspections. Pressure wash & paint mobile home. Remove chair from front patio.

☑ 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~~ 182
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Posted to property
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


04/29/2022 09:18


04/29/2022 09:18


04/29/2022 09:18


04/29/2022 09:18


04/29/2022 09:18

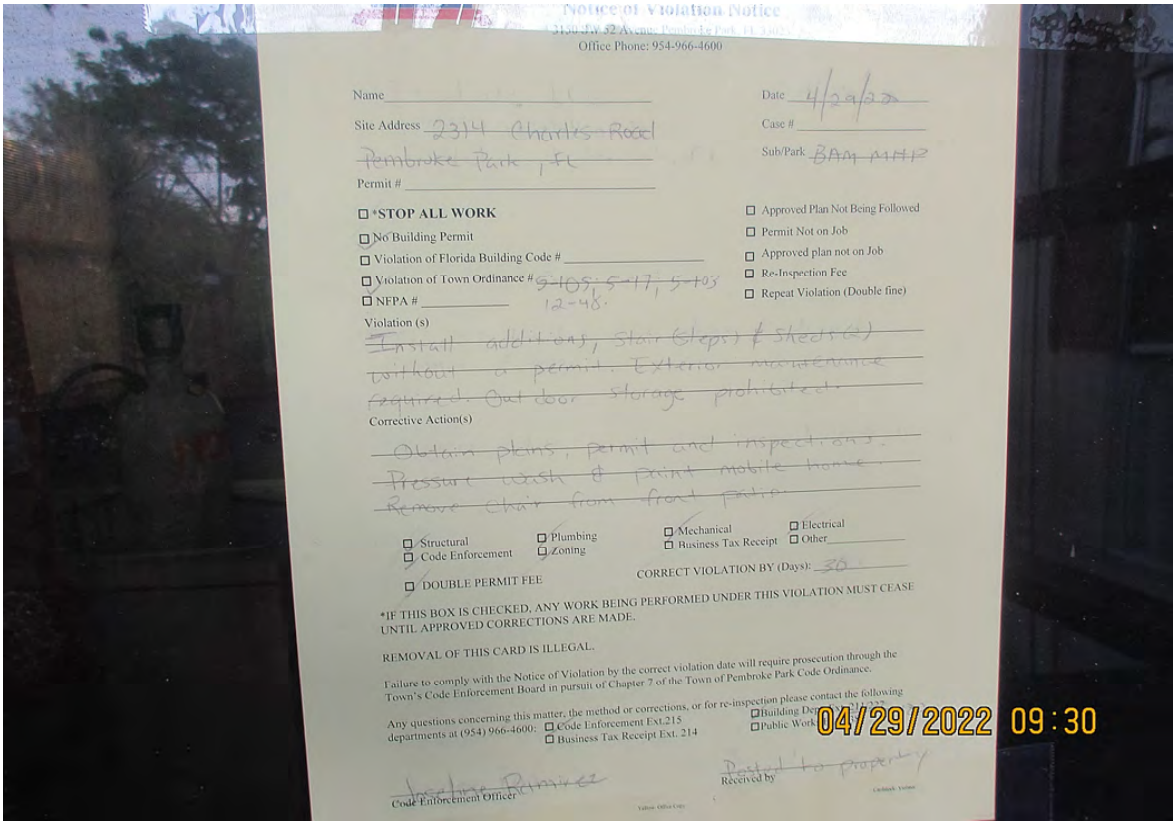

04/29/2022 09:18


04/29/2022 09:19


04/29/2022 09:19


04/29/2022 09:20


04/29/2022 09:21



Notice of Violation Notice

Office Phone: 954-966-4600

Name

Site Address 2314 Charles Road
Pembroke Park, FL

Permit #

Date 4/29/22

Case #

Sub/Park BAM MHP

☐ *STOP ALL WORK
☐ No Building Permit
☐ Violation of Florida Building Code #
☐ Violation of Town Ordinance # 5-105, 5-117, 5-103 12-48.
☐ NFPA #

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

Violation (s)

Install additions, Stair Steps & Sheds(s) without a permit. Exterior maintenance required. Out door storage prohibited.

Corrective Action(s)

Obtain plans, permit and inspections. Pressure wash & Paint mobile home. Remove chair from front patio.

☐ Structural ☐ Code Enforcement ☐ Plumbing ☐ Zoning ☐ Mechanical ☐ Business Tax Receipt ☐ Electrical ☐ Other

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☐ Code Enforcement Ext.215 ☐ Business Tax Receipt Ext. 214 ☐ Building Dep[illegible] ☐ Public Work[illegible]

Code Enforcement Officer

Received by

Posted to property

04/29/2022 09:30



Case Overview

Property/Incident Information

Owner	Address	Site Address
BAM MHC LLC	302 KNIGHTS RUN AVE #1108 TAMPA, FL 33602	2430 CHARLES RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 7277 **Date Next Inspection** 8/17/2022

Notes

1. The name, address, and telephone number of the mobile home park manager shall be registered with the Town. Update manager info.
2. All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall employee a manager for the purpose of conducting the business of the mobile home park.
3. Erosion on back end of mobile homes, around lake is caving in. Prevent erosion according to Florida Building Code.
4. Overgrown hedges. Trim hedges and keep property maintained periodically. 8/5/22
5. Parking lot requires maintenance. Pave and re-stripe with permit from Building Dept. Contact the building dept at 954-966-4600, ext. 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/14/2022		Notice of Violation	Regular Mail
8/1/2022	8/17/2022	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(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: 8/17/2022
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: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 8/17/2022
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: 8/17/2022

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.	Not in Compliance - Reinspection Date: 8/17/2022
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: 8/17/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-42. - Mobile home park offices and managers.	(a)All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall maintain an office located within the mobile home park. (b)All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall employee a manager for the purpose of conducting the business of the mobile home park. (c)The name, address, and telephone number of the mobile home park manager shall be registered with the Town. (Ord. No. 02-09 -01, § 1, 9-12-02)	Not in Compliance - Reinspection Date: 8/17/2022
ZONING	Sec. 28-340 (a) - Docks.	(a) All structures within residential zoning districts, except as provided for herein, shall be set back a minimum of ten (10) feet from either the mean high water line or the mean annual flood line of any water body. (Ord. No. 13-12-01, § 1, 12-11-13)	Not in Compliance - Reinspection Date: 8/17/2022



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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
$ 9.17
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, A
Postmark Here
AUG - 7 2022
HOLLYWOOD FL 330
USPS HILLCREST POST
7021 1970 0000 4565 6766
NRAI SERVICES, INC.
N.O.H #5557, #7004, #6995, #6998,
#5801 , #7336 , #7277
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324



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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) $
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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 9.17
Total Postage and
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Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, A
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AUG - 7 2022
USPS HILLC
7021 1970 0000 4565 6926
BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
302 KNIGHTS RUN AVE #1108,
TAMPA, FL, 33602



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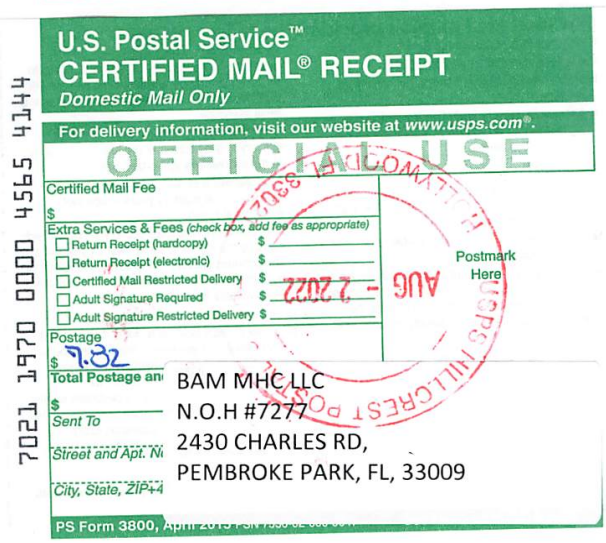
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 9.17
Total Postage
$
Sent To
Street and Apt.
City, State, ZIF
PS Form 3800
Postmark Here
AUG - 7 2022
HOLLYWOOD FL 330
USPS HILLCREST POST
7021 1970 0000 4565 6773
BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801 , #7336 , #7277
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009



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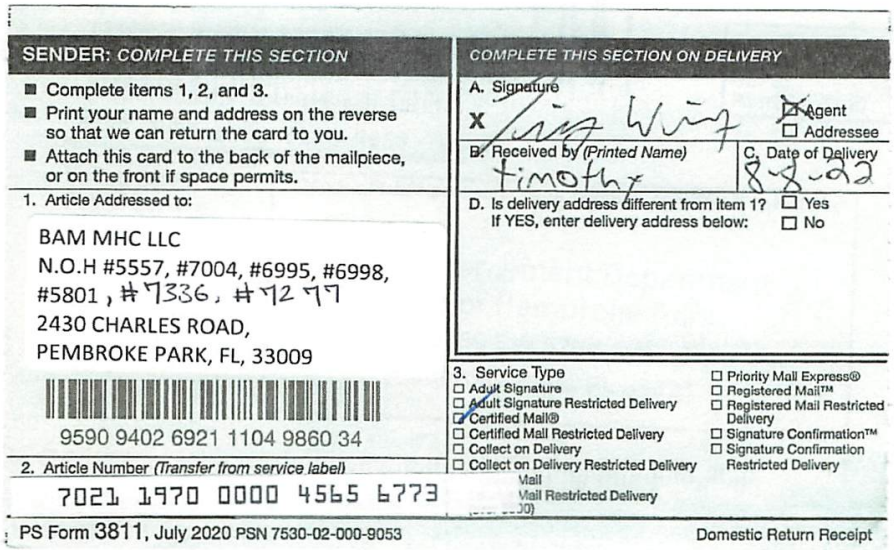
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $ - 7 2022
☐ Adult Signature Restricted Delivery $
Postage
$ 9.82
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800, April
Postmark Here
AUG
USPS HILLCREST POST
7021 1970 0000 4565 4144
BAM MHC LLC
N.O.H #7277
2430 CHARLES RD,
PEMBROKE PARK, FL, 33009



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7277
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9860 34

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 6773

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☒ Agent ☐ Addressee

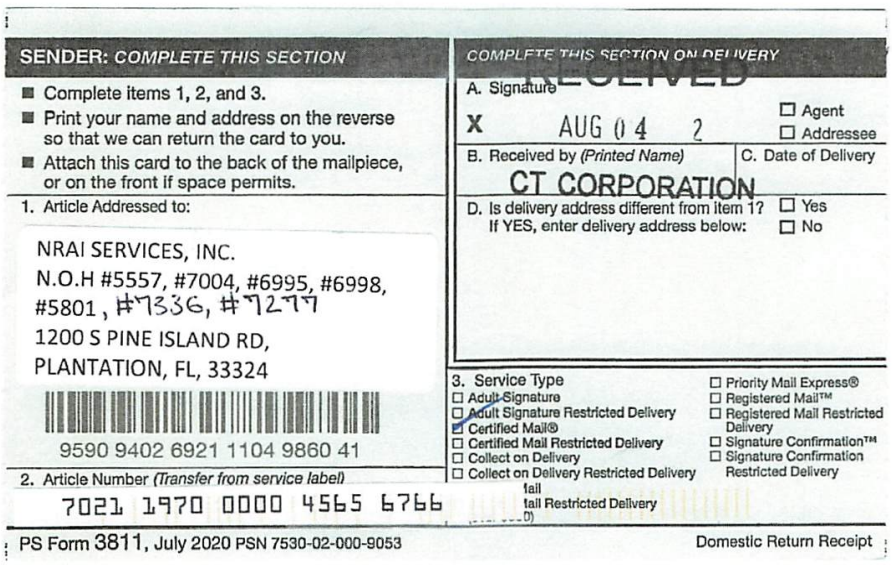
B. Received by *(Printed Name)* Timothy

C. Date of Delivery 8-3-22

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

NRAI SERVICES, INC.
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7277
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324

9590 9402 6921 1104 9860 41

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 6766

COMPLETE THIS SECTION ON DELIVERY

A. Signature
RECEIVED
X AUG 04 2 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* CT CORPORATION

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
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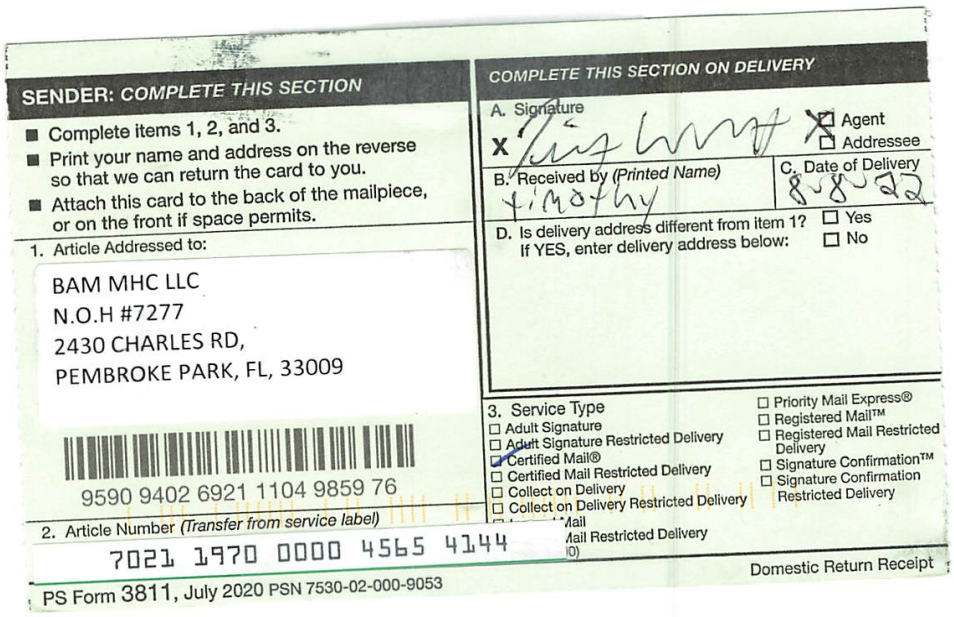
tail Restricted Delivery

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:

BAM MHC LLC
N.O.H #7277
2430 CHARLES RD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9859 76

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

7021 1970 0000 4565 4144

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* Timothy

C. Date of Delivery 8-8-22

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

Hasler FIRST CLASS MAIL
07/14/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

CODE ENFORCEMENT N

Sent To:

BAM MHC LLC

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Case #:

7277

TOWN OF PEMBROKE PARK

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

Hasler FIRST CLASS MAIL
07/14/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

NOV 7277

BAM MHC LLC
2430 Clarks Road
Pembroke Park, FL 33009

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

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.



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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
BAM MHC LLC	CASE NO. 7277
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 2430 CHARLES RD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2430 CHARLES RD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BAM MHC LLC AT 10:06 A.M. ON THE 5 DAY OF AUGUST 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.

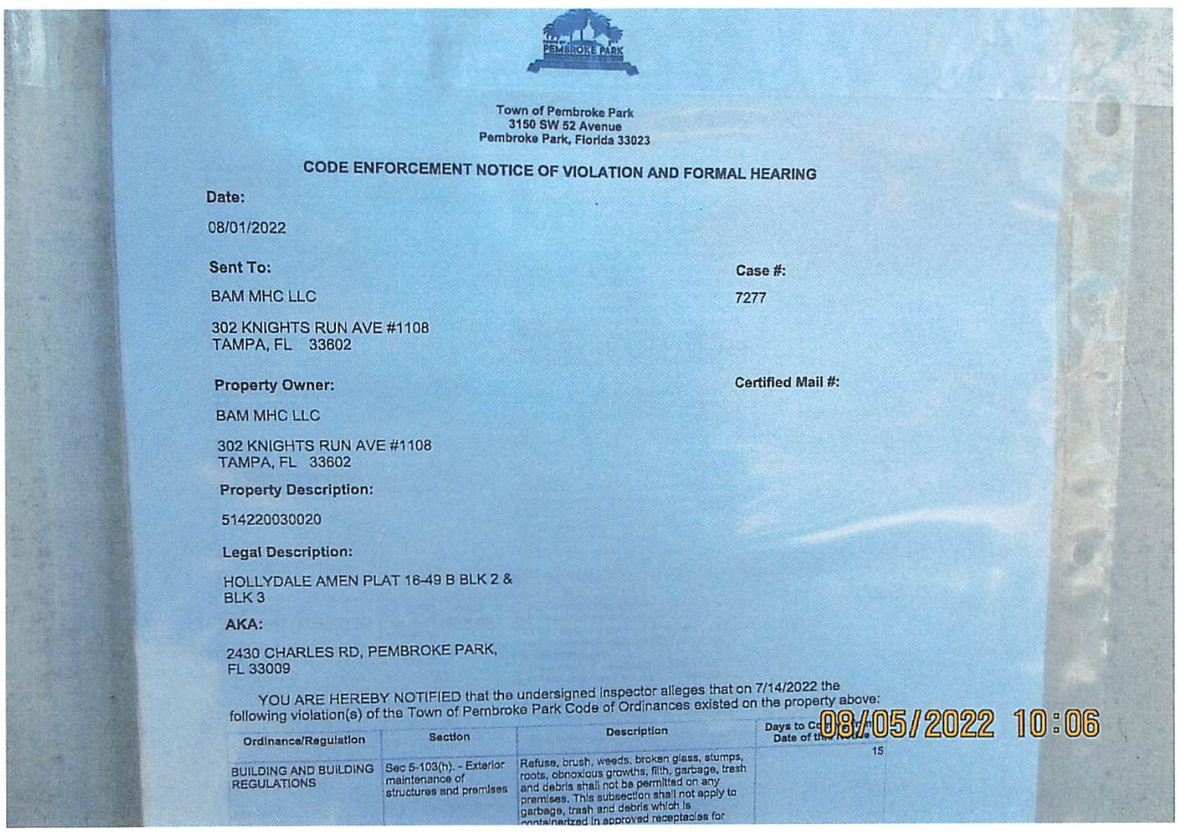
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/01/2022

Sent To:

BAM MHC LLC

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Case #:

7277

Property Owner:

BAM MHC LLC

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Co... Date of the ...
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	15

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/01/2022

Sent To:

BAM MHC LLC

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Case #:

7277

Property Owner:

BAM MHC LLC

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/14/2022 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(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(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(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-42. - Mobile home park offices and managers.	(a)All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall maintain an office located within the mobile home park. (b)All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall employee a manager for the purpose of conducting the business of the mobile home park. (c)The name, address, and telephone number of the mobile home park manager shall be registered with the Town. (Ord. No. 02-09-01, § 1, 9-12-02)	15
ZONING	Sec. 28-340 (a) - Docks.	(a) All structures within residential zoning districts, except as provided for herein, shall be set back a minimum of ten (10) feet from either the mean high water line or the mean annual flood line of any water body. (Ord. No. 13-12-01, § 1, 12-11-13)	15

1. The name, address, and telephone number of the mobile home park manager shall be registered with the Town. Update manager info.
2. All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall employee a manager for the purpose of conducting the business of the mobile home park.
3. Erosion on back end of mobile homes, around lake is caving in. Prevent erosion according to Florida Building Code.
4. Overgrown hedges. Trim hedges and keep property maintained periodically.
5. Parking lot requires maintenance. Pave and re-stripe with permit from Building Dept.
Contact the building dept at 954-966-4600, ext. 182.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/1/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BAM MHC LLC 302 KNIGHTS RUN AVE#1108 TAMPA, FL 33602	7277	07/14/2022

Property Owner:	Property Description:	Certified Mail #:
BAM MHC LLC 302 KNIGHTS RUN AVE#1108 TAMPA, FL 33602	514220030020	

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/14/2022 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(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(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(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-42. - Mobile home park offices and managers.	(a)All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall maintain an office located within the mobile home park. (b)All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall employee a manager for the purpose of conducting the business of the mobile home park. (c)The name, address, and telephone number of the mobile home park manager shall be registered with the Town. (Ord. No. 02-09-01, § 1, 9-12-02)	15

Notes/Means of Correction:

1. The name, address, and telephone number of the mobile home park manager shall be registered with the Town. Update manager info.
2. All owners of mobile home parks located in the Town that lease or rent forty (40) or more mobile home or recreational vehicle spaces shall employee a manager for the purpose of conducting the business of the mobile home park.
3. Erosion on back end of mobile homes, around lake is caving in. Prevent erosion according to Florida Building Code.
4. Overgrown hedges. Trim hedges and keep property maintained periodically.
5. Parking lot requires maintenance. Pave and re-stripe with permit from Building Dept.
Contact the building dept at 954-966-4600, ext. 182.

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

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

Joseline Ramirez
Chief Code Enforcement Officer


04/29/2022 10:07


04/29/2022 10:07


04/29/2022 10:07


04/29/2022 10:14


04/29/2022 10:15


04/29/2022 10:15


04/29/2022 10:16


04/29/2022 10:21


04/29/2022 10:22


CHARLES ROAD N
SW 24TH STREET
04/29/2022 10:23


04/29/2022 09:51


08/05/2022 10:05


08/05/2022 10:07


08/05/2022 09:50

Case Overview

Property/Incident Information

Owner	Address	Site Address
FIRST G R D PROPERTY INC	6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 7330 **Date Next Inspection** 8/17/2022

Notes Repeat violation ref case 5716
1. Installed 6 a/c mini splits without a permit. Obtain plans for permit and inspections.
2. Installed pavers without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext 182.

No permit as of 8/15/22

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/28/2022		Notice of Violation	Cert ~~Regular~~ Mail
7/28/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 8/5/22 Certified Mail 7/29/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/17/2022
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: 8/17/2022



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

Postage
$ 8.06

Total Postage and
$

Sent To FIRST G R D PROPERTY INC
N.O.H #7330, #5716

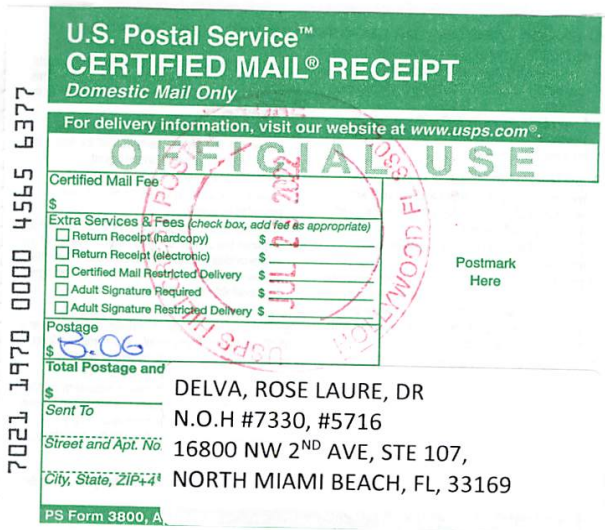
Street and Apt. No. 5520 SW 33 STREET #1-2,

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

Postmark Here

PS Form 3800, A

7021 1970 0000 4565 6360



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

Postage
$ 8.06

Total Postage and
$

Sent To DELVA, ROSE LAURE, DR
N.O.H #7330, #5716

Street and Apt. No. 16800 NW 2ND AVE, STE 107,

City, State, ZIP+4® NORTH MIAMI BEACH, FL, 33169

Postmark Here

PS Form 3800, A

7021 1970 0000 4565 6377



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

Postage
$ 8.06

Total Postage and
$

Sent To FIRST G R D PROPERTY INC
N.O.H #7330, #5716

Street and Apt. No., 6080 SW 180 TER,

City, State, ZIP+4® SOUTHWEST RANCHES, FL, 33331

Postmark Here

PS Form 3800, Ap

7021 1970 0000 4565 6384



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5520 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0180
Property Owner	FIRST G R D PROPERTY INC	Millage	0613
Mailing Address	6080 SW 180 TER SOUTHWEST RANCHES FL 33331	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 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 Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$12,480	$213,710	$226,190	$153,060	
2021	$12,480	$192,030	$204,510	$139,150	$3,414.73
2020	$12,480	$162,730	$175,210	$126,500	$3,046.98

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$226,190	$226,190	$226,190	$226,190
Portability	0	0	0	0
Assessed/SOH	$153,060	$226,190	$153,060	$153,060
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	$153,060	$226,190	$153,060	$153,060

Sales History

Date	Type	Price	Book/Page or CIN
6/24/1999	QCD		29790 / 419
11/17/1998	QCD	$100	29175 / 997
2/9/1998	QCD	$100	28033 / 591
10/30/1997	D	$70,100	27304 / 769
2/6/1997	SWD	$100	26148 / 903

Land Calculations

Price	Factor	Type
$2.00	6,240	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1961/1959		

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
FIRST G.R.D. PROPERTY, INC.

Filing Information

Document Number	P96000043671
FEI/EIN Number	65-0666492
Date Filed	05/22/1996
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/27/2017
Event Effective Date	NONE

Principal Address

6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Changed: 04/27/2005

Mailing Address

6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Changed: 04/18/2009

Registered Agent Name & Address

DELVA, ROSE LAURE, Dr.
16800 NW 2ND AVENUE
STE 107
NORTH MIAMI BEACH, FL 33169

Name Changed: 04/12/2020

Address Changed: 10/27/2017

Officer/Director Detail

Name & Address

Title VP

Delva, Gesner

6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Title President

DELVA, ROSE L, MD
6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Annual Reports

Report Year	Filed Date
2020	04/12/2020
2021	03/13/2021
2022	03/29/2022

Document Images

03/29/2022 -- ANNUAL REPORT	View image in PDF format
03/13/2021 -- ANNUAL REPORT	View image in PDF format
04/12/2020 -- ANNUAL REPORT	View image in PDF format
04/06/2019 -- ANNUAL REPORT	View image in PDF format
03/24/2018 -- ANNUAL REPORT	View image in PDF format
10/27/2017 -- Amendment	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
04/16/2016 -- ANNUAL REPORT	View image in PDF format
03/30/2015 -- ANNUAL REPORT	View image in PDF format
04/26/2014 -- ANNUAL REPORT	View image in PDF format
04/27/2013 -- ANNUAL REPORT	View image in PDF format
04/14/2012 -- ANNUAL REPORT	View image in PDF format
03/27/2011 -- ANNUAL REPORT	View image in PDF format
04/10/2010 -- ANNUAL REPORT	View image in PDF format
04/18/2009 -- ANNUAL REPORT	View image in PDF format
04/24/2008 -- ANNUAL REPORT	View image in PDF format
04/22/2007 -- ANNUAL REPORT	View image in PDF format
04/23/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
07/04/2004 -- ANNUAL REPORT	View image in PDF format
04/23/2003 -- ANNUAL REPORT	View image in PDF format
06/04/2002 -- ANNUAL REPORT	View image in PDF format
03/06/2001 -- ANNUAL REPORT	View image in PDF format
05/16/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
05/05/1998 -- ANNUAL REPORT	View image in PDF format
04/30/1997 -- ANNUAL REPORT	View image in PDF format
05/22/1996 -- DOCUMENTS PRIOR TO 1997	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

FIRST G R D PROPERTY INC CASE NO. 7330

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5520 SW 33 ST #1-2, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5520 SW 33 ST #1-2, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FIRST G R D PROPERTY INC AT 08:32 A.M. ON THE 5 DAY OF AUGUST 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

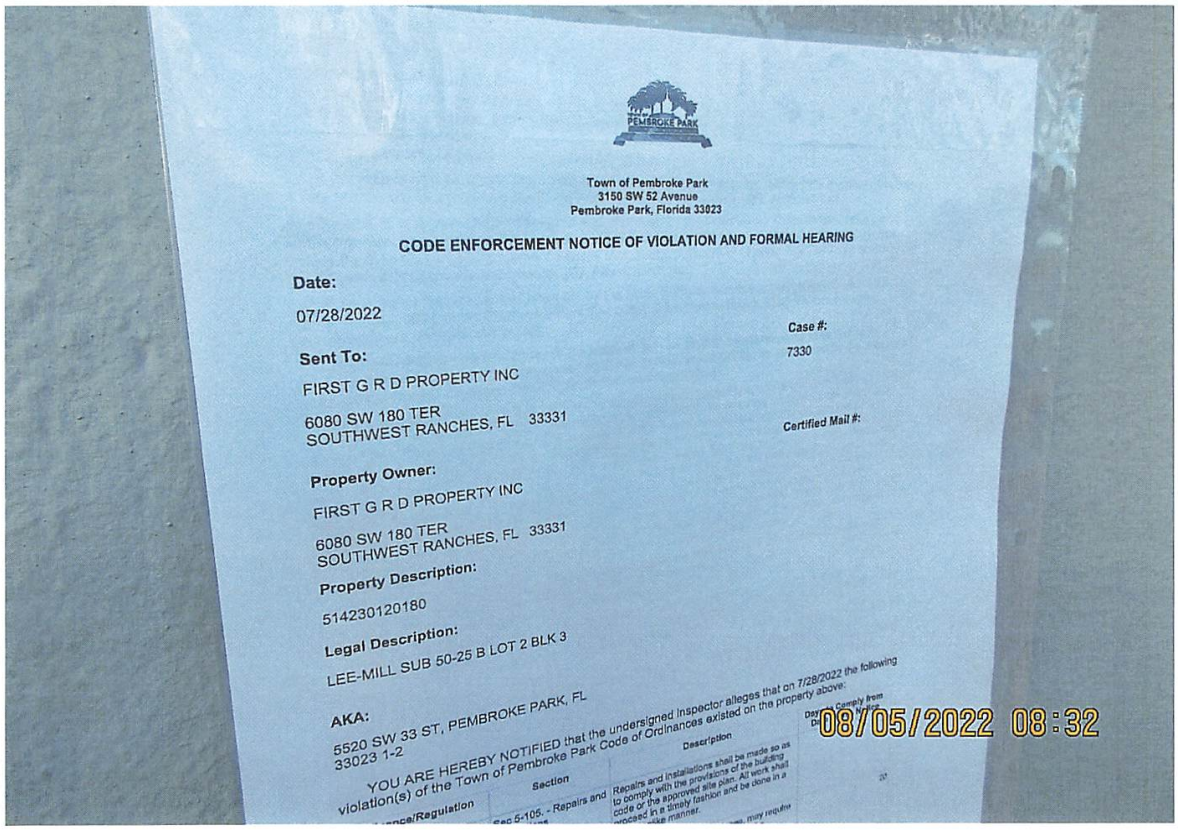
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of August, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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 _____


5520
08/05/2022 08:32


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
07/28/2022
Case #:
7330
Sent To:
FIRST G R D PROPERTY INC
6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331
Certified Mail #:
Property Owner:
FIRST G R D PROPERTY INC
6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331
Property Description:
514230120180
Legal Description:
LEE-MILL SUB 50-25 B LOT 2 BLK 3
AKA:
5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/28/2022 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Section
Description
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a
08/05/2022 08:32

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/28/2022

Sent To:

FIRST G R D PROPERTY INC

6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331

Case #:

7330

Property Owner:

FIRST G R D PROPERTY INC

6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331

Certified Mail #:

Property Description:

514230120180

Legal Description:

LEE-MILL SUB 50-25 B LOT 2 BLK 3

AKA:

5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

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Repeat violation ref case 5716
1. Installed 6 a/c mini splits without a permit. Obtain plans for permit and inspections.
2. Installed pavers without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext 182.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

7/28/2022


954-968-7477
05
GMC
07/21/2022 16:00


07/21/2022 16:01


Cloud comfort
by NORTON
SPLIT TYPE AIR CONDITIONER
07/21/2022 16:01


Cloud comfort
by NORTON
07/21/2022 16:01


Cloud
by comfort
NORTON
SPLIT TYPE AIR CONDITIONER
07/21/2022 16:01


07/21/2022 16:01


07/21/2022 16:01


07/21/2022 16:01


Cloud comfort
by
NORTON
SPLIT TYPE AIR CONDITIONER
07/21/2022 16:01


Cloud comfort
by
NORTON
SPLIT TYPE AIR CONDITIONER
07/21/2022 16:02


07/21/2022 16:02


07/21/2022 16:02


07/21/2022 16:02


07/21/2022 16:02


07/21/2022 16:02


5520
07/21/2022 15:57


ELECTRIC
State Certified
954-968-7477
07/21/2022 15:59


PRIVATE PROPERTY
07/21/2022 15:59


07/21/2022 15:59


07/21/2022 15:59


Cloud comfort
by
NORTON
SPLIT TYPE AIR CONDITIONER
Model
XJ14-12-4E-2-T/XJ14-12-4C-2-T
Indoor
XJ14-12-4E-2-T
Outdoor
XJ14-12-4C-2-T
Cooling
Capacity
12000Btu/h
Current
11.4A
Rated Current (IEC/EN60335)
14.3A
Power Input
1255W
Rated Power Input (IEC/EN60335)
1450W
Indoor Air Volume
520m³/h
Max.Pressure
Discharge
4.5MPa
Suction
1.9MPa
Noise
Indoor
41dB(A)
Outdoor
51dB(A)
Weight
Indoor
8kg
Outdoor
25kg
Rated Voltage
115V~
Rated Frequency
60Hz
Refrigerant/Charge
R410A/0.470kg
Outdoor Unit Water Proof Protection
IPX4
07/21/2022 15:59

Case Overview

Property/Incident Information

Owner	Address	Site Address
BAM MHC LLC/DAISY L. VALLE	2401 SUSAN LANE PEMBROKE PARK, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2401 SUSAN LANE

Legal Description

Case Status Open **Case #** 7336 **Date Next Inspection** 8/17/2022

Notes Repeat violation ref case 5557
1. Installed new a/c unit without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext. 182.

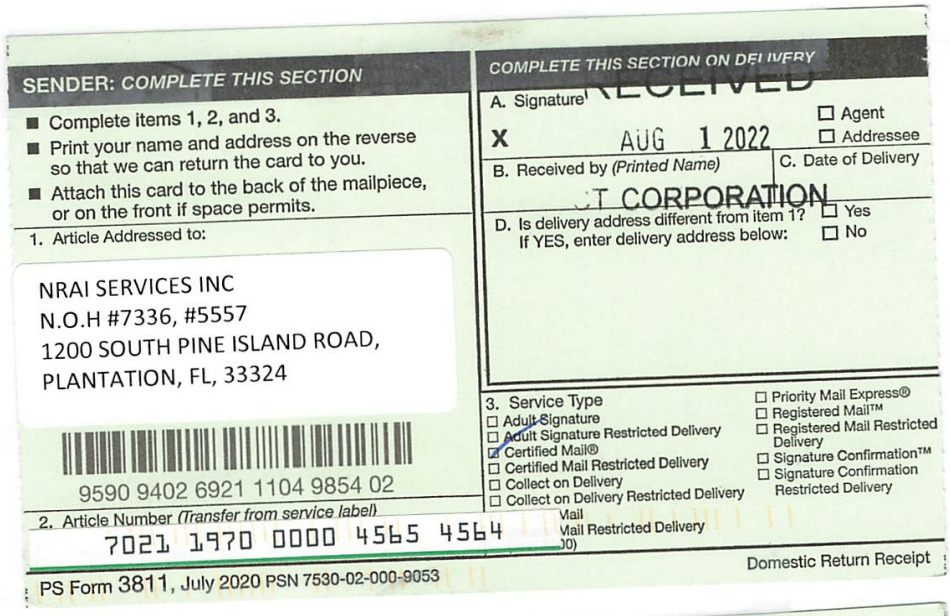
Documents Issued

Permit # 2211972-0 issued 8/12/22

Date Issue	Hearing Date	Document Type	Delivery
7/28/2022		Notice of Violation	Affidavit of Service/Posted to Property Certified Mail
7/28/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 8/5/22 Certified Mail 8/2/22

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: 8/17/2022
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: 8/17/2022



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.
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1. Article Addressed to:

NRAI SERVICES INC
N.O.H #7336, #5557
1200 SOUTH PINE ISLAND ROAD,
PLANTATION, FL, 33324

9590 9402 6921 1104 9854 02

2. Article Number (Transfer from service label)
7021 1970 0000 4565 4564

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AUG 1 2022
☐ Agent
☐ Addressee

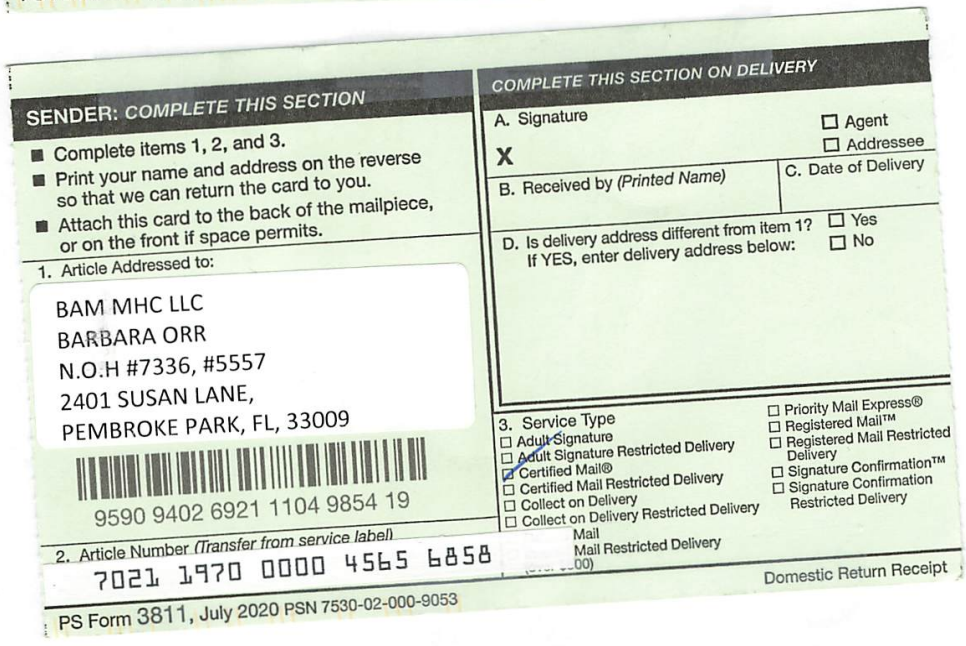
B. Received by (Printed Name)
T CORPORATION

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:

BAM MHC LLC
BARBARA ORR
N.O.H #7336, #5557
2401 SUSAN LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9854 19

2. Article Number (Transfer from service label)
7021 1970 0000 4565 6858

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

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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
9.17
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
Postmark Here
AUG - 7 2022
7021 1970 0000 4565 6766
NRAI SERVICES, INC.
N.O.H #5557, #7004, #6995, #6998,
#5801 , #7336, #7277
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324


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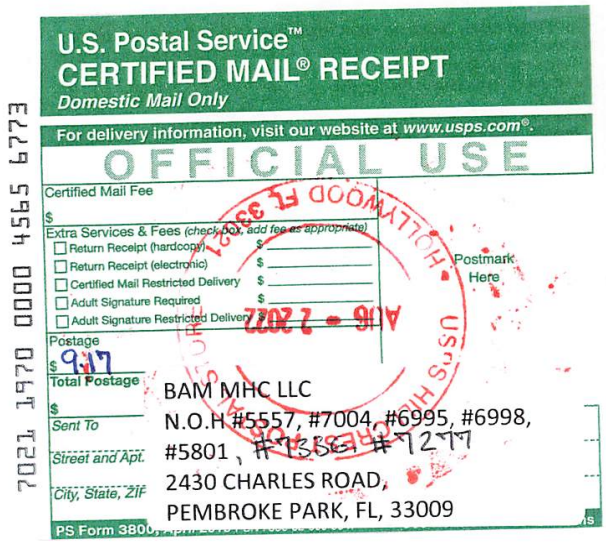
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
9.17
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
Postmark Here
AUG - 7 2022
7021 1970 0000 4565 6926
BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
302 KNIGHTS RUN AVE #1108,
TAMPA, FL, 33602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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
9.17
Total Postage
Sent To
Street and Apt.
City, State, ZIP
PS Form 3800
Postmark Here
AUG - 7 2022
7021 1970 0000 4565 6773
BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801 , #7336, #7277
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009


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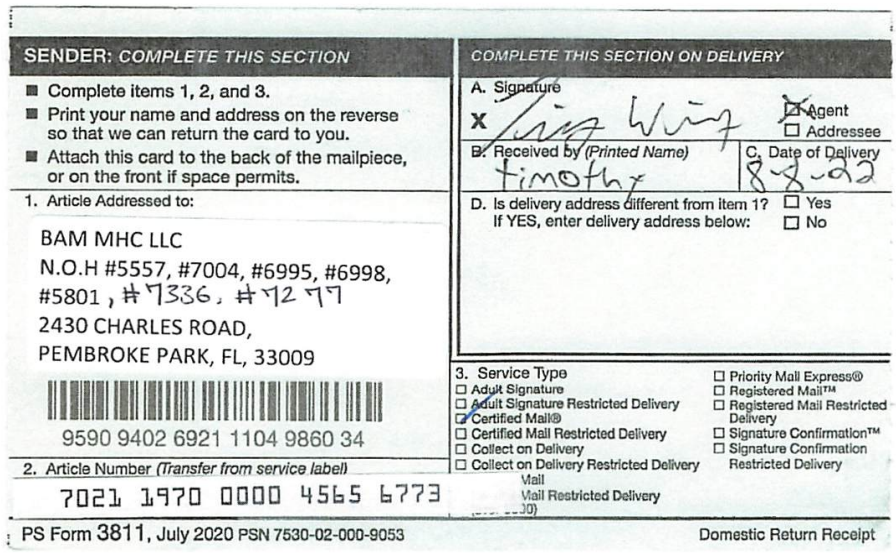
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
AUG - 7 2022
7021 1970 0000 4565 4151
BAM MHC LLC/DAISY L. VALLE
N.O.H #7336
2401 SUSAN LANE,
PEMBROKE PARK, FL, 33009



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7279
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9860 34

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 6773

COMPLETE THIS SECTION ON DELIVERY

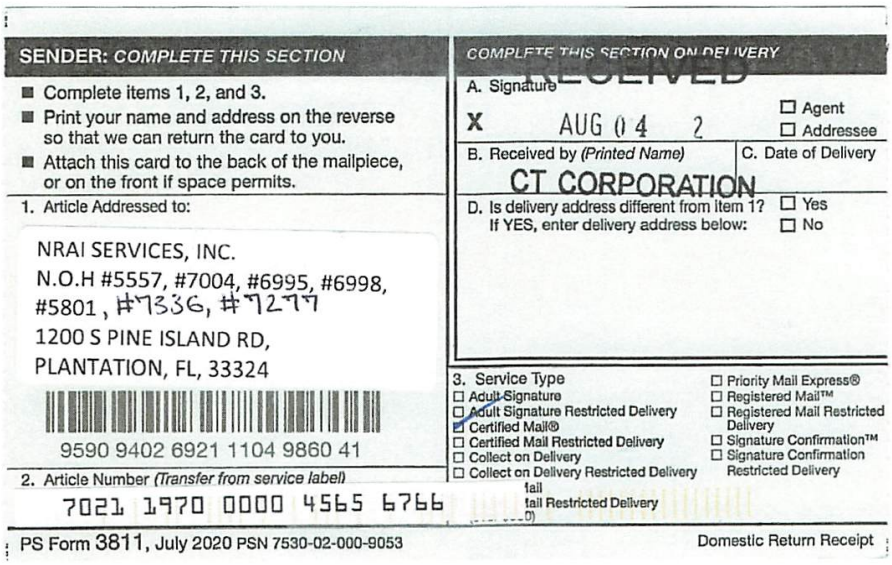
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*: timothy
C. Date of Delivery: 8-8-22

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

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



SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NRAI SERVICES, INC.
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7279
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324

9590 9402 6921 1104 9860 41

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 6766

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AUG 04 2 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*: CT CORPORATION
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
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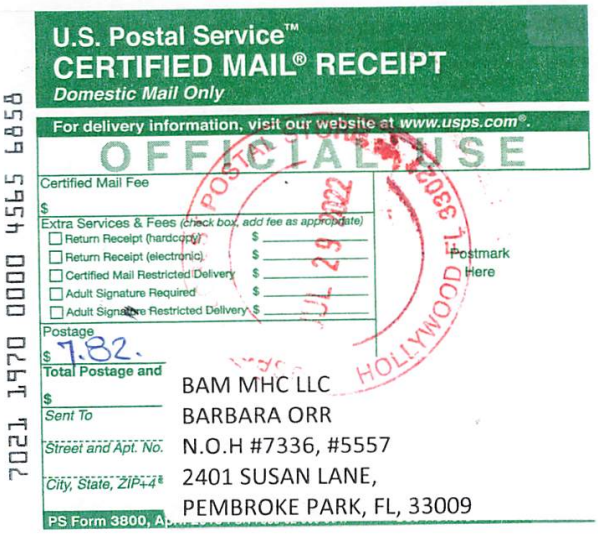
tail Restricted Delivery

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
$ 7.82

Total Postage and
$

Sent To BAM MHC LLC

Street and Apt. No. BARBARA ORR
N.O.H #7336, #5557

City, State, ZIP+4® 2401 SUSAN LANE,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

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JUL 29 2022

HOLLYWOOD FL 330

7021 1970 0000 4565 6858



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

Postage
$ 7.82

Total Postage and
$

Sent To NRAI SERVICES INC

Street and Apt. No. N.O.H #7336, #5557

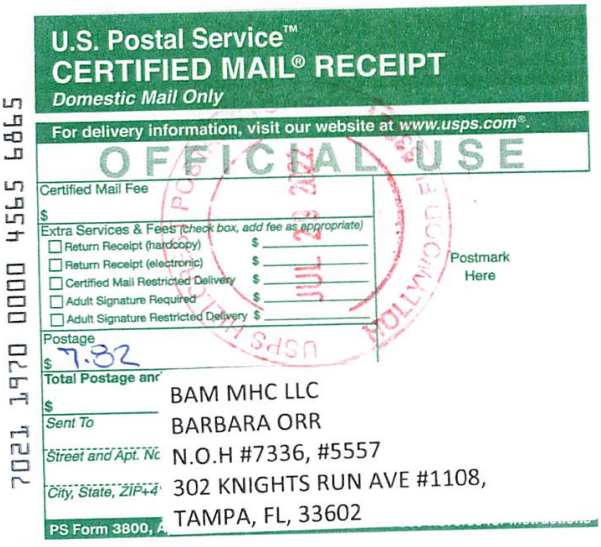
City, State, ZIP+4 1200 SOUTH PINE ISLAND ROAD,
PLANTATION, FL, 33324

PS Form 3800,

Postmark Here

JUL 29 2022

7021 1970 0000 4565 4564



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

Postage
$ 7.82

Total Postage and
$

Sent To BAM MHC LLC

Street and Apt. No. BARBARA ORR
N.O.H #7336, #5557

City, State, ZIP+4 302 KNIGHTS RUN AVE #1108,
TAMPA, FL, 33602

PS Form 3800, A

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JUL 29 2022

7021 1970 0000 4565 6865



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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
$ 7.82

Total Postage and
$

Sent To BAM MHC LLC

Street and Apt. No. BARBARA ORR
N.O.H #7336, #5557

City, State, ZIP+4® 2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009

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JUL 29 2022

7021 1970 0000 4565 6872



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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BAM MHC LLC CASE NO. 7336
DAISY L. VALLE

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2401 SUSAN LANE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2401 SUSAN LANE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BAM MHC LLC / DAISY L. VALLE AT 10:02 A.M. ON THE 5 DAY OF AUGUST 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.

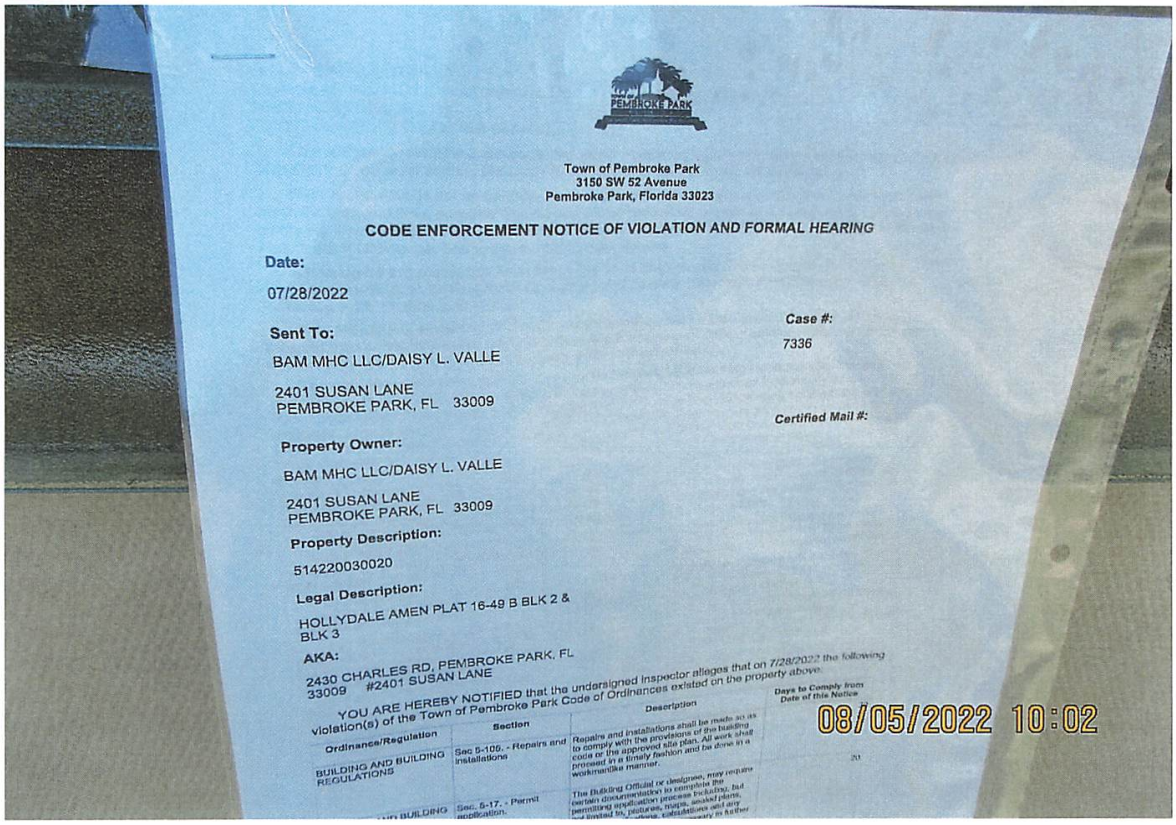
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of August, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

MARY CARRAZ
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:

07/28/2022

Case #:

7336

Sent To:

BAM MHC LLC/DAISY L. VALLE

2401 SUSAN LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Owner:

BAM MHC LLC/DAISY L. VALLE

2401 SUSAN LANE
PEMBROKE PARK, FL 33009

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2401 SUSAN LANE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-109. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	20
BUILDING	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, [illegible]	

08/05/2022 10:02



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/28/2022

Sent To:

BAM MHC LLC/DAISY L. VALLE

2401 SUSAN LANE
PEMBROKE PARK, FL 33009

Case #:

7336

Property Owner:

BAM MHC LLC/DAISY L. VALLE

2401 SUSAN LANE
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 #2401 SUSAN LANE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	20
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)	20

Repeat violation ref case 5557
1. Installed new a/c unit without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext. 182.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

7/28/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/28/2022

Sent To:

BAM MHC LLC/BARBARA ORR

2401 SUSAN LANE
PEMBROKE PARK, FL 33009

Case #:

7336

Property Owner:

BAM MHC LLC/BARBARA ORR

2401 SUSAN LANE
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 #2401 SUSAN LANE

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Repeat violation ref case 5557
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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

7/28/2022


07/22/2022 10:30


TRANE U.S. INC.
VIDALIA, GA. 30474
ASSEMBLED IN USA
MODEL NO. 4TCA4036A1000AA
SERIAL NO. 22225KBXFV
MFR. DATE: 6/2022
SUITABLE FOR OUTDOOR USE
COMPRESSOR: 14.7 RLA 208 / 230 VOLTS 1 Ph 60 Hz 75 LRA
I.D. MOTOR: 4.6 FLA 208 / 230 VOLTS 1 Ph 60 Hz 1/2 HP
O.D. MOTOR: 1.05 FLA 200 / 230 VOLTS 1 Ph 60 Hz 1/5 HP
MAX. DESIGN PSI HIGH: 448 LOW: 236
REFRIGERANT R410A CHARGE
SCCR: 5 kA RMS
WHEN UNIT IS CONVERTED TO DOWNFLOW:
METAL OR CLASS 1 PLENUM AND AIR OUTLET DUCT MUST BE USED
SUITABLE FOR MANUFACTURED HOME USE
MINIMUM CIRCUIT AMPS: 24.0
BRANCH CIRCUIT SELECT CURRENT: 14.7 AMPS
MAX. OVERCURRENT PROTECTION: 35 AMPS
PROTECTION AGAINST INGRESS OF WATER: - N/A
EXTERNAL STATIC PRESSURE RANGE: 0.1 - 1.0 INCHES OF WATER
MAXIMUM DISCHARGE TEMPERATURE IS 94 °C
SEE "ELECTRIC HEATER INSTALLED" NAMEPLATE FOR HEATER RATING
May be manufactured under one or more of the following U.S. patents:
AHRI CERTIFIED
www.ahridirectory.org
Unitary Small AC
AHRI Standard 210/240
c UL us
LISTED
SA11678
MODEL NO. 4TCA4036A1000AA
SERIAL NO. 22225KBXFV
ELECTRIC HEATER INSTALLED:
NONE:
HEATER MODEL
VOLTS
AMPS
KW
MCA
MOP
BAYHTR1V06LUGA
BAYHTR1V08LUGA
BAYHTR1H08BRKA
BAYHTR1V10LUGA
BAYHTR1H10DRKA
BAYHTR1V15BRKA
BAYHTR1H15BRKA
07/22/2022 10:31


ENERGYGUIDE
140
07/22/2022 10:31

Case Overview

Property/Incident Information

Owner	Address	Site Address
JUUCY HOLDINGS LLC	470 ANSIN BLVD SUITE AA HALLANDALE BEACH, FL 33009	3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 7359 **Date Next Inspection** 8/17/2022

Notes

1. Dirt build up on common areas. Pressure wash common areas to remove dirt build up.
2. Parking lot has faded stripes, cracks and broken parking stumps. Pave and re-stripe, obtain plans for permit and inspections.
3. Plumbing repair on back end of the property. Obtain plans for permit and inspections.
4. Overgrown hedges and weeds. Trim all overgrown hedges and weeds.
5. Dead palm tree in front of property. Remove dead palm and replace with new one.
6. Trash and debris on property. Remove trash and debris.

Double permit fee assessed
Contact the Building Dept. at 954-966-4600 ext. 182 to obtain permits.

8/10/22 Email

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/3/2022		Notice of Violation	Certified Mail 8/3/22
8/3/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 8/5/22 Certified Mail 8/3/22

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: 8/17/2022
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: 8/17/2022
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: 8/17/2022
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: 8/17/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 8/17/2022
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: 8/17/2022
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: 8/17/2022
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: 8/17/2022
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: 8/17/2022



7021 1970 0000 4565 3475

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

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

OFFICIAL USE

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

Postage
$ 7.82

Total Postage and
$

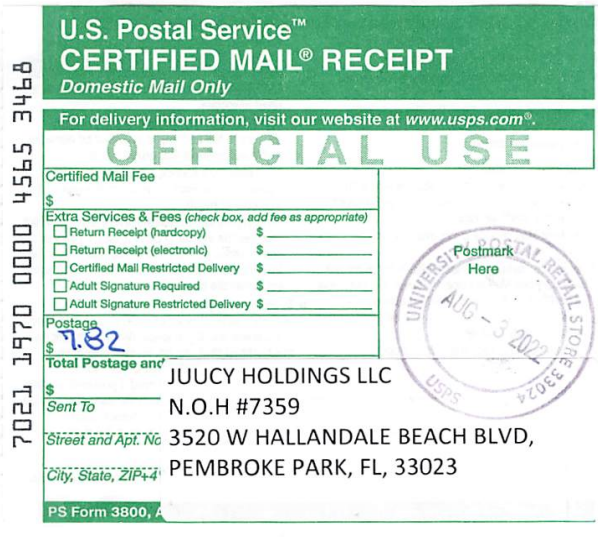
Sent To JUUCY HOLDINGS LLC

Street and Apt. No GABAY, YEHUDA N.O.H #7359

City, State, ZIP+4 470 ANSIN BLVD SUITE AA, HALLANDALE BEACH, FL, 33009

PS Form 3800,

Postmark Here
AUG - 3 2022
UNIVERSITY POSTAL RETAIL STORE
USPS



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

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

Postage
$ 7.82

Total Postage and
$

Sent To JUUCY HOLDINGS LLC

Street and Apt. No N.O.H #7359 3520 W HALLANDALE BEACH BLVD,

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

PS Form 3800,

Postmark Here
AUG - 3 2022
USPS



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3520 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	JUUCY HOLDINGS LLC
Mailing Address	470 ANSIN BLVD SUITE AA HALLANDALE BEACH FL 33009

ID #	5142 30 09 0280
Millage	0613
Use	41-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 BLK 40

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*	$339,560	$1,069,120	$1,408,680	$1,408,680	
2021	$339,560	$366,050	$705,610	$705,610	$15,173.87
2020	$339,560	$366,050	$705,610	$705,610	$15,228.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,408,680	$1,408,680	$1,408,680	$1,408,680
Portability	0	0	0	0
Assessed/SOH	$1,408,680	$1,408,680	$1,408,680	$1,408,680
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	$1,408,680	$1,408,680	$1,408,680	$1,408,680

Sales History

Date	Type	Price	Book/Page or CIN
11/10/2021	SWD-Q	$1,565,000	117733104
11/9/2021	WD-T	$100	117733100
11/9/2021	DRR-T	$100	117733099
3/1/1991	QCD	$100	18346 / 540
9/1/1985	WD	$130,000	

Land Calculations

Price	Factor	Type
$11.00	30,869	SF
Adj. Bldg. S.F. (Card, Sketch)		8480
Eff./Act. Year Built: 1990/1989		

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
JUUCY HOLDINGS L.L.C.

Filing Information

Document Number	L21000406857
FEI/EIN Number	NONE
Date Filed	09/14/2021
State	FL
Status	ACTIVE

Principal Address

470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Mailing Address

470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

GABAY, YEHUDA
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Authorized Person(s) Detail

Name & Address

Title AMBR

GABAY, YEHUDA
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Title AMBR

WARDAK, MASOUD
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Annual Reports

No Annual Reports Filed

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
JUUCY HOLDINGS LLC		CASE NO. 7359
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JUUCY HOLDINGS LLC AT 08:40 A.M. ON THE 5 DAY OF AUGUST 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.

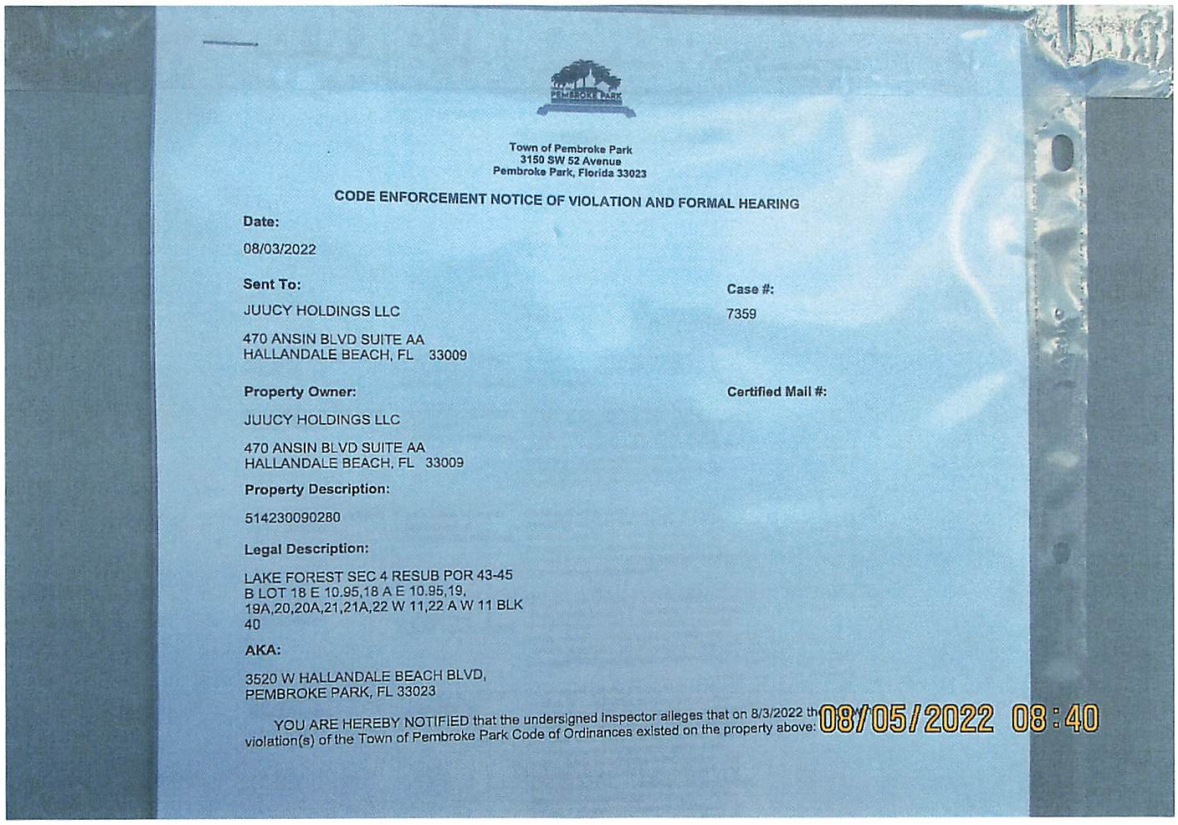
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of August 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:

08/03/2022

Sent To:

JUUCY HOLDINGS LLC

470 ANSIN BLVD SUITE AA
HALLANDALE BEACH, FL 33009

Case #:

7359

Property Owner:

JUUCY HOLDINGS LLC

470 ANSIN BLVD SUITE AA
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514230090280

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18 E 10.95,18 A E 10.95,19,
19A,20,20A,21,21A,22 W 11,22 A W 11 BLK
40

AKA:

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 8/3/2022 th
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

08/05/2022 08:40



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/03/2022

Sent To:

JUUCY HOLDINGS LLC

470 ANSIN BLVD SUITE AA
HALLANDALE BEACH, FL 33009

Case #:

7359

Property Owner:

JUUCY HOLDINGS LLC

470 ANSIN BLVD SUITE AA
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514230090280

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18 E 10.95,18 A E 10.95,19,
19A,20,20A,21,21A,22 W 11,22 A W 11 BLK
40

AKA:

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/3/2022 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.	14
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.	14
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.	14
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.	14
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.	14
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.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	14

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)	14
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)	14

1. Dirt build up on common areas. Pressure wash common areas to remove dirt build up.
2. Parking lot has faded stripes, cracks and broken parking stumps. Pave and re-stripe, obtain plans for permit and inspections.
3. Plumbing repair on back end of the property. Obtain plans for permit and inspections.
4. Overgrown hedges and weeds. Trim all overgrown hedges and weeds.
5. Dead palm tree in front of property. Remove dead palm and replace with new one.
6. Trash and debris on property. Remove trash and debris.

Double permit fee assessed
Contact the Building Dept. at 954-966-4600 ext. 182 to obtain permits.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

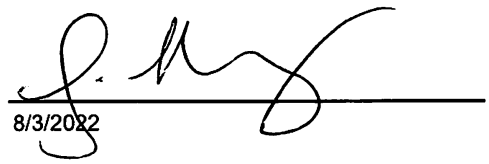
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



8/3/2022

Joseline Ramirez

From: Joseline Ramirez
Sent: Wednesday, August 10, 2022 6:59 PM
To: anthony@juucy.com
Subject: Case 7359
Attachments: 3520 W HBB 2.pdf; 3520 W HBB - A.pdf; 3520 W HBB (2).pdf

Good afternoon Levia,

I hope to find you well, per our telephone conversation, please see attached photos. Let me know if you have any questions.

caseoverview (inkforce.net)

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


02/09/2022 17:32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ONLY
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02/09/2022 17:32


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3520
08/01/2022 13:59


Item #2
08/01/2022 13:59


Item#1
Item #4
08/01/2022 13:58


Item #1&4
08/01/2022 13:58


08/01/2022 13:58


08/01/2022 13:58


Item
#1&4
08/01/2022 13:59


Item #5
08/01/2022 13:59


08/01/2022 13:59


3520
08/05/2022 08:40


08/05/2022 08:40


Item #6
08/05/2022 08:40


08/05/2022 08:40


08/05/2022 08:40


08/05/2022 08:40


08/05/2022 08:41

Case Overview

Property/Incident Information

Owner	Address	Site Address
E&M PROPERTIES 2665 LLC	2649 S Park Rd Hallandale Beach, FL 33009	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009

Legal Description

Case Status Open **Case #** 5070 **Date Next Inspection** 8/17/2022

Notes Recertification of 40 Year Inspection has not been completed in accordance to FBC 110.15 with Broward County Provisions. Property Owner will need to complete the 40 Year Inspection in order to comply with violation.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/8/2020		Notice of Violation	Regular Mail
7/23/2021	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
8/1/2022	8/17/2022	Notice of Formal Hearing - Confirm Fine Not in-compliance as of 08/15/22	Affidavit of Service/Posted to Property 8/5/22 Certified Mail 8/2/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 8/17/2022

Fines

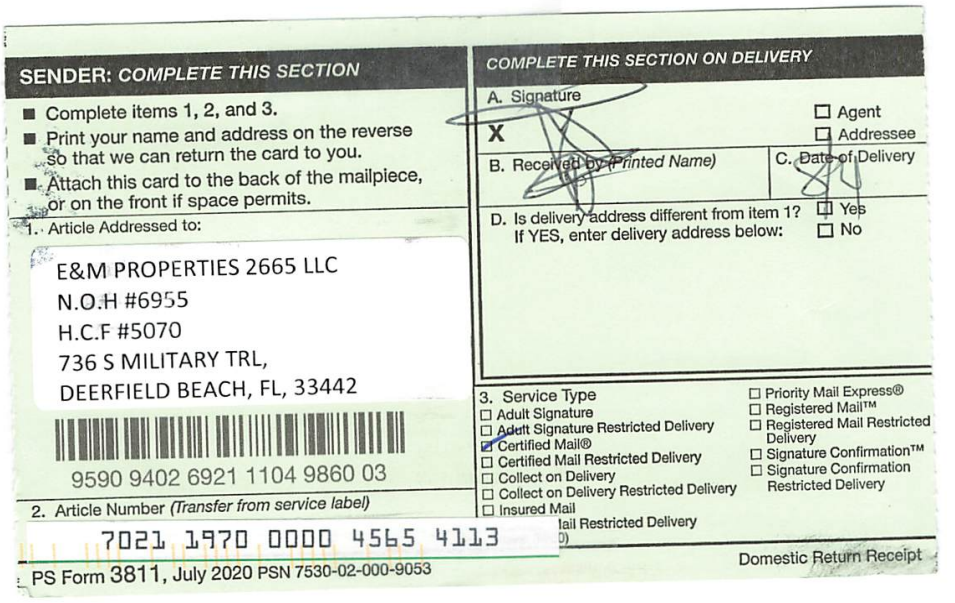
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$86,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$86,850.00**

Payments

Date	Payment Type Name	Amount

Case Overview

	Total Payments	**$0.00**
	Fees Outstanding	**$86,850.00**



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:

E&M PROPERTIES 2665 LLC
N.O.H #6955
H.C.F #5070
736 S MILITARY TRL,
DEERFIELD BEACH, FL, 33442

9590 9402 6921 1104 9860 03

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

7021 1970 0000 4565 4113

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
☐ ail Restricted Delivery
)

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

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 F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap

Postmark Here
AUG 23 2021

7021 0350 0001 0297 8089

E & M Munchies Holdings Corp
E&M Properties LLC 2665 LLC
F.O. #5070
736 S Military Trail
Deerfield Beach, FL 33442

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
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Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap

Postmark Here
AUG 23 2021

7021 0350 0001 0297 8072

E&M Properties LLC 2665 LLC
F.O. #5070
2649 S Park Rd
Hallandale Beach, FL 33009

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

E&M Properties LLC 2665 LLC
F.O. #5070
2649 S Park Rd
Hallandale Beach, FL 33009

9590 9402 6610 1028 6983 93

2. Article Number (Transfer from service label)

7021 0350 0001 0297 8072

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] 7C19
☐ Agent
☐ Addressee

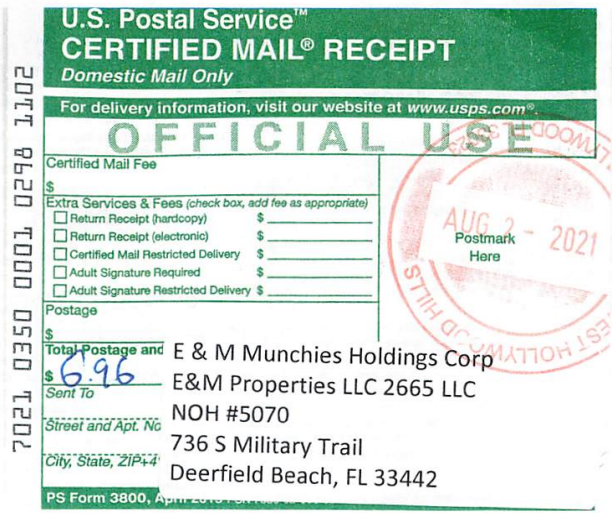
B. Received by (Printed Name)
E+m Properties

C. Date of Delivery
8-25-21

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

Domestic Return 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
E & M Munchies Holdings Corp

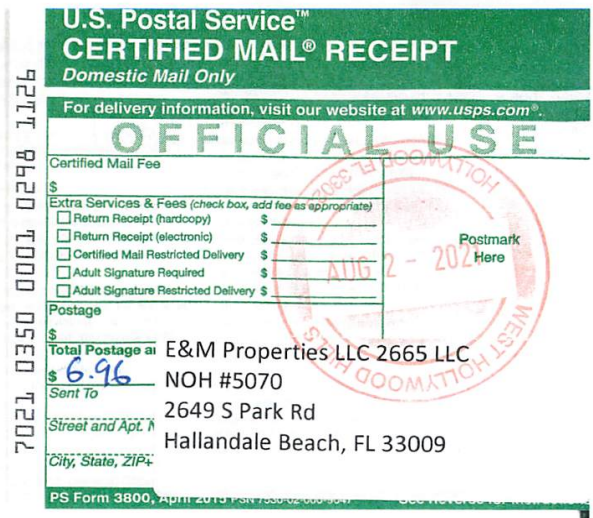
Street and Apt. No
E&M Properties LLC 2665 LLC
NOH #5070
736 S Military Trail

City, State, ZIP+4
Deerfield Beach, FL 33442

PS Form 3800,

Postmark Here
AUG 2 - 2021

7021 0350 0001 0298 1102



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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
$ 6.96

Sent To
E&M Properties LLC 2665 LLC

Street and Apt. N
NOH #5070
2649 S Park Rd

City, State, ZIP+
Hallandale Beach, FL 33009

PS Form 3800,

Postmark Here
AUG 2 - 2021

7021 0350 0001 0298 1126



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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
$ 6.96

Sent To
E&M Properties LLC 2665 LLC

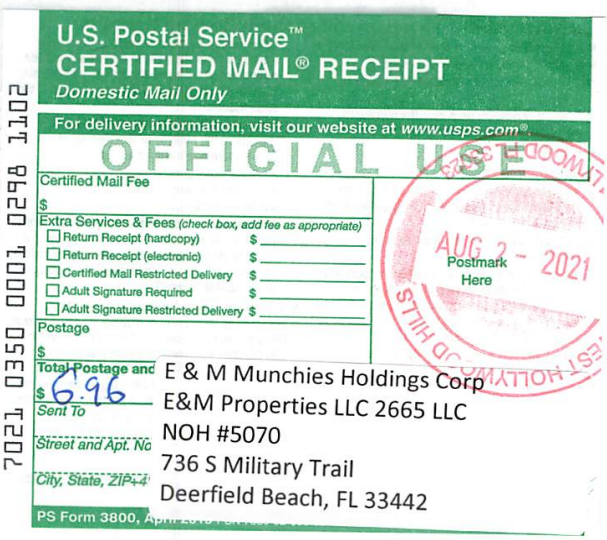
Street and Apt. N
NOH #5070
2649 S Park Rd

City, State, ZIP+
Hallandale Beach, FL 33009

PS Form 3800, April 2015

Postmark Here
AUG 2 - 2021

7021 0350 0001 0298 1126



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 and
$ 6.96

Sent To
E & M Munchies Holdings Corp
E&M Properties LLC 2665 LLC

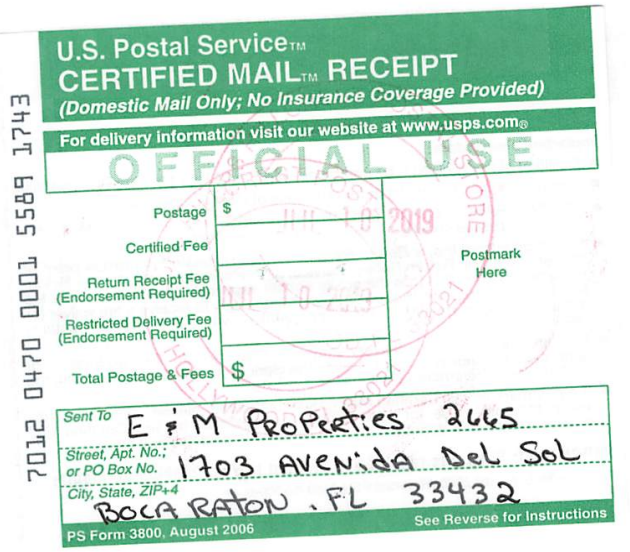
Street and Apt. No
NOH #5070
736 S Military Trail

City, State, ZIP+4
Deerfield Beach, FL 33442

PS Form 3800, April

Postmark Here
AUG 2 - 2021

7021 0350 0001 0298 1102



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

7012 0470 0001 5589 1743

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $

Postmark Here

Sent To E & M Properties 2665
Street, Apt. No.; or PO Box No. 1703 Avenida Del Sol
City, State, ZIP+4 Boca Raton, FL 33432

PS Form 3800, August 2006 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

E & M Properties 2665
1703 Avenida del Sol
Boca Raton, FL
33432

9590 9402 2483 6306 0095 88

2. Article Number (Transfer from service label)
7012 0470 0001 5589 1743

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☑ Agent
☐ Addressee

B. Received by (Printed Name) L. PARSONS
C. Date of Delivery 7-15-19

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

40 YEAR INITIAL NOTIFICATION.

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

Hasler FIRST-CLASS MAIL
05/11/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:
E&M PROPERTIES 2665 LLC

1703 AVENIDA DEL SOL
BOCA RATON, FL 33432

Case #:
5070

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

Hasler FIRST-CLASS MAIL
05/11/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

E & M PROPERTIES 2665 LLC
2641 S. PARK ROAD
PEMBROKE PARK, FL 33009

NOV 5070



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0068
Property Owner	E&M PROPERTIES 2665 LLC	Millage	0613
Mailing Address	736 S MILITARY TRL DEERFIELD BEACH FL 33442-3025	Use	48-01
Abbr Legal Description	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,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	$488,160	$542,760	$542,760	
2021	$54,600	$444,730	$499,330	$499,330	$10,737.91
2020	$54,600	$469,160	$523,760	$523,760	$11,303.68

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$542,760	$542,760	$542,760	$542,760
Portability	0	0	0	0
Assessed/SOH	$542,760	$542,760	$542,760	$542,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$542,760	$542,760	$542,760	$542,760

Sales History

Date	Type	Price	Book/Page or CIN
5/22/2017	WD-Q	$725,000	114402662
3/27/2015	WD-D	$400,000	112897344
2/12/2004	SWD	$335,000	36951 / 1764
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

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

Detail by Entity Name

Florida Limited Liability Company
E&M PROPERTIES 2665 LLC

Filing Information

Document Number	L17000021027
FEI/EIN Number	81-5279187
Date Filed	01/26/2017
Effective Date	01/26/2017
State	FL
Status	ACTIVE

Principal Address

2649 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

Changed: 02/28/2022

Mailing Address

736 S Military Trail
Deerfield Beach, FL 33442

Changed: 03/08/2021

Registered Agent Name & Address

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Address Changed: 03/08/2021

Authorized Person(s) Detail

Name & Address

Title AMBR

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Annual Reports

Report Year	Filed Date

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
E&M PROPERTIES 2665 LLC		CASE NO. 5070
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: ~~2641~~ 2649 S PARK ROAD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: ~~2641~~ 2649 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: E&M PROPERTIES 2665 LLC AT 09:41 A.M. ON THE 5 DAY OF AUGUST 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.

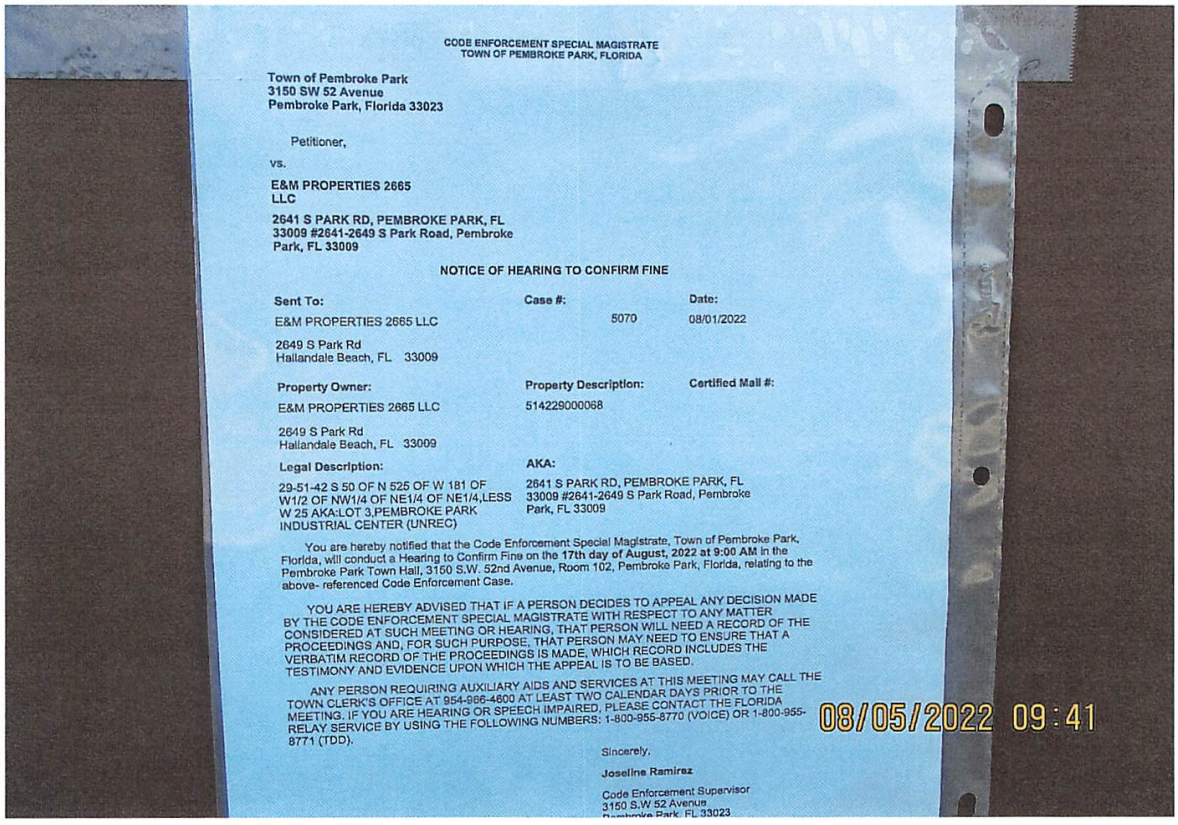
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of August 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 _____



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

E&M PROPERTIES 2665 LLC

2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
E&M PROPERTIES 2665 LLC 2649 S Park Rd Hallandale Beach, FL 33009	5070	08/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
E&M PROPERTIES 2665 LLC 2649 S Park Rd Hallandale Beach, FL 33009	514229000068	

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, 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 **17th day of August, 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).

08/05/2022 09:41

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023



Town of Pembroke Park

INVOICE

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

Bill To:

E&M PROPERTIES 2665 LLC
2649 S Park Road,
Pembroke Park, Fl, 33009

DATE: August 5, 2022
INVOICE # 428
FOR:

Case # 5070
E&M PROPERTIES 2665 LLC
2641-2649 S Park Road,
Pembroke Park, Fl, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.110.15		
	Final Order 08/19/2021		
348	Day(s) of Per Diem from (09/03/21-08/17/2022)	$ 250.00	$ 87,000.00
1	Admin Fee	$ 100.00	$ 100.00
		Balance	$ 87,100.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

E&M PROPERTIES 2665 LLC

2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
E&M PROPERTIES 2665 LLC 2649 S Park Rd Hallandale Beach, FL 33009	5070	08/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
E&M PROPERTIES 2665 LLC 2649 S Park Rd Hallandale Beach, FL 33009	514229000068	

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, 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 **17th day of August, 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,) Case No.: 5070
Petitioner,)
)
vs.)
)
E&M PROPERTIES 2665 LLC)
Respondent(s)

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 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: 2641-2649 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: E&M PROPERTIES 2665 LLC, 2649 S PARK RD, HALLANDALE BEACH, FL 33009

FOLIO NO.: 5142 29 00 0068

LEGAL DESCRIPTION: 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,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 Florida Building Code section(s) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official 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 Building Official 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 FLORIDA BUILDING CODE SECTION(S) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of August 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 BUILDING OFFICIAL, 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

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
E&M PROPERTIES 2665 LLC 1703 AVENIDA DEL SOL BOCA RATON, FL 33432	5070	05/08/2020

Property Owner:	Property Description:	Certified Mail #:
E&M PROPERTIES 2665 LLC 1703 AVENIDA DEL SOL BOCA RATON, FL 33432	514229000068	

Legal Description:	AKA:
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/8/2020 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
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	30

Notes/Means of Correction:

Recertification of 40 Year Inspection has not been completed in accordance to FBC 110.15 with Broward County Provisions. Property Owner will need to complete the 40 Year Inspection in order to comply with 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.

Miguel A Nunez
0001



Detail by Entity Name

Florida Limited Liability Company
E&M PROPERTIES 2665 LLC

Filing Information

Document Number	L17000021027
FEI/EIN Number	81-5279187
Date Filed	01/26/2017
Effective Date	01/26/2017
State	FL
Status	ACTIVE

Principal Address

2665 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

Mailing Address

736 S Military Trail
Deerfield Beach, FL 33442

Changed: 03/08/2021

Registered Agent Name & Address

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Address Changed: 03/08/2021

Authorized Person(s) Detail

Name & Address

Title AMBR

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Annual Reports

Report Year	Filed Date
2019	05/09/2019
2020	04/28/2020
2021	03/08/2021

Document Images

03/08/2021 -- ANNUAL REPORT	View image in PDF format
04/28/2020 -- ANNUAL REPORT	View image in PDF format
05/09/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
01/26/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0068
Property Owner	E&M PROPERTIES 2665 LLC	Millage	0613
Mailing Address	2649 S PARK RD HALLANDALE BEACH FL 33009-3815	Use	48
Abbr Legal Description	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,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).

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

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	County	School Board	Municipal	Independent
Just Value	$499,330	$499,330	$499,330	$499,330
Portability	0	0	0	0
Assessed/SOH	$499,330	$499,330	$499,330	$499,330
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	$499,330	$499,330	$499,330	$499,330

Sales History

Date	Type	Price	Book/Page or CIN
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* 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

E&M PROPERTIES 2665 LLC CASE NO. 5070
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: E&M PROPERTIES LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS:2649 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: E&M PROPERTIES 2665 LLC AT 10:47 A.M. ON THE 3 DAY OF AUGUST 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.

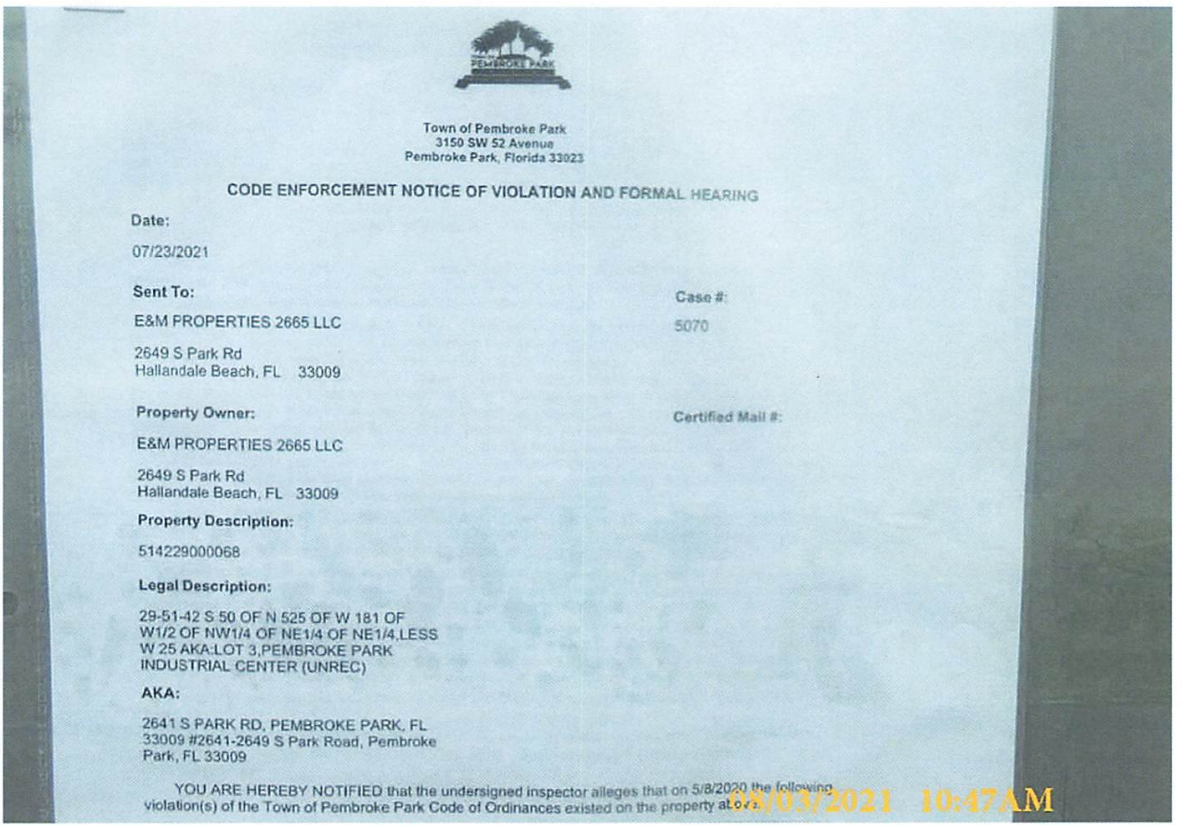
AFFIANT

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 8, 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:

07/23/2021

Sent To:

E&M PROPERTIES 2665 LLC

2649 S Park Rd
Hallandale Beach, FL 33009

Case #:

5070

Property Owner:

E&M PROPERTIES 2665 LLC

2649 S Park Rd
Hallandale Beach, FL 33009

Certified Mail #:

Property Description:

514229000068

Legal Description:

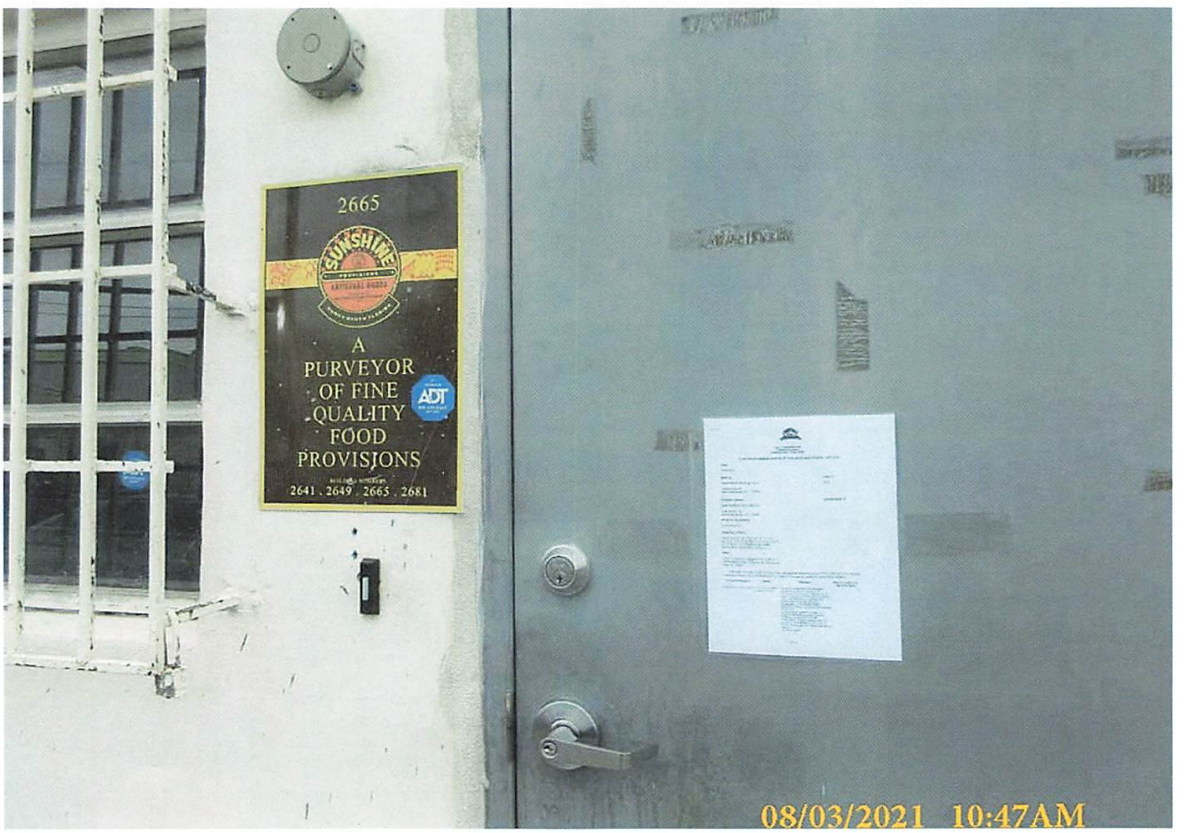
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/8/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property at ...

08/03/2021 10:47AM



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/23/2021

Sent To:

E&M PROPERTIES 2665 LLC

2649 S Park Rd
Hallandale Beach, FL 33009

Case #:

5070

Property Owner:

E&M PROPERTIES 2665 LLC

2649 S Park Rd
Hallandale Beach, FL 33009

Certified Mail #:

Property Description:

514229000068

Legal Description:

29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/8/2020 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
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	30

Recertification of 40 Year Inspection has not been completed in accordance to FBC 110.15 with Broward County Provisions. Property Owner will need to complete the 40 Year Inspection in order to comply with violation.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of August, 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.

Miguel A Nunez

Chief Building Official, CFM

7/23/2021


08/03/2021 10:47AM


08/03/2021 10:47AM


08/03/2021 10:49 AM


08/03/2021 10:47AM


08/03/2021 10:47AM

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 #Lakeshore MHP

Legal Description

Case Status Open **Case #** 4933 **Date Next Inspection** 8/17/2022

Notes

1. Property has blight, damaged roof panels, damaged walls, damaged ceilings, building is in need of pressure wash and painting.-Complied
2. Prohibited outdoor storage (cement, broken sign, junk, loose materials, wooden fence). - Complied
3. Dead vegetation/trash/debris. - Complied
4. Addition, interior/exterior renovations (doors, drywall, cabinets), ventilation, security cameras, electrical and rails done without permits.

Structural -Renovation
Expired permit
#2111404-0

Owner must obtain and complete permits from the Building Dept. at Town Hall.
Remove all outdoor prohibited storage. Remove dead vegetation/trash/debris). Owner must maintain property by repairing damaged ceilings, interior/exterior walls and roof. -Complied
Building must be washed and painted with permit. Property must be maintained in good state of repair and have a neat appearance. - Complied
Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/13/2020		Notice of Violation	Regular Mail 2/18/20
5/3/2021		Affidavit of Non-Compliance	
5/3/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail Hand
8/2/2022	8/17/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 8/5/22 Certified Mail 8/2/22

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.	5/3/2021
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.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	5/3/2021
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...	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (p)	Building design. A relatively wide variety of architectural designs and materials shall be permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial) , box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles. If flat roofs are provided, all mechanical equipment such as air-conditioner compressors, vents, stacks, etc. and associated ductwork shall be screened from surrounding properties by the use of parapets, cornices or other architectural features constructed of concrete, stucco, glass or pre-cast concrete or other materials as may be approved by the Town.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	5/3/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 8/17/2022
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.	5/3/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	5/3/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$42,400.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$42,500.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$42,500.00**



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

Postage
$

Total Postage and
$

Sent To
LAKESHORE MOBILE HOME PARK LLC

Street and Apt. No.,
NOH# 4933
6400 TELEGRAPH ROAD, SUITE 2000

City, State, ZIP+4®
BLOOMFIELD HILLS, MI 48301

MAY 03 2021
Postmark Here

7021 0350 0001 0297 5156

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



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

Postage
$

Total Postage and
$

Sent To
LAKESHORE MOBILE HOME PARK LLC

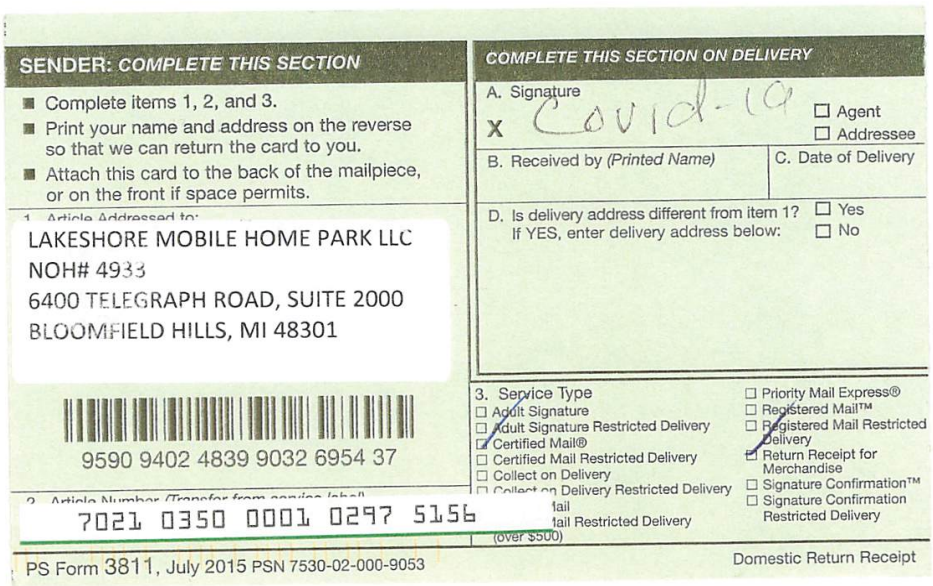
Street and Apt. No.,
NOH# 4933
2701 S PARK RD

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

Postmark Here

7021 0350 0001 0297 5163

PS Form 3800, Ap



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

1. Article Addressed to:
LAKESHORE MOBILE HOME PARK LLC
NOH# 4933
6400 TELEGRAPH ROAD, SUITE 2000
BLOOMFIELD HILLS, MI 48301

9590 9402 4839 9032 6954 37

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5156

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Covid-19
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



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Certified Mail Fee
$

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

Postage
$

Total Postage and
$

Sent To
LAKESHORE MOBILE HOME PARK LLC

Street and Apt. No.,
NOH# 4933
6400 TELEGRAPH ROAD, SUITE 2000

City, State, ZIP+4®
BLOOMFIELD HILLS, MI 48301

PS Form 3800, April 2015

7021 0350 0001 0297 5156

MAY 03 2021
Postmark Here



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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
$ 0.71

Total Postage
$ 7.17

Sent To
LAKESHORE MOBILE HOME PARK LLC

Street and Apt
F.O.# 4933
2701 S PARK RD

City, State, ZIP
PEMBROKE PARK, FL 33009

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

7019 1120 0000 9007 5794

WEST HOLLYWOOD HILLS
Postmark Here
MAY 26 2021



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
$ 0.71

Total Postage
$ 7.17

Sent To
LAKESHORE MOBILE HOME PARK LLC

Street and Apt.
F.O.# 4933
6400 TELEGRAPH ROAD, SUITE 2000

City, State, ZIP
BLOOMFIELD HILLS, MI 48301

PS Form 3800

7019 1120 0000 9007 5787

WEST HOLLYWOOD HILLS
Postmark Here
MAY 26 2021



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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
$

Sent To
LAKESHORE MOBILE HOME PARK LLC

Street and Apt. No.,
NOH# 4933
2701 S PARK RD

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

PS Form 3800, Ap

7021 0350 0001 0297 5163

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
F.O.# 4933
6400 TELEGRAPH ROAD, SUITE 2000
BLOOMFIELD HILLS, MI 48301

9590 9402 4839 9032 6954 75

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 5787

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Covid-19 ☐ Agent ☐ Addressee

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

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

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

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LAKESHORE MOBILE HOME PARK LLC
NOH# 4933
6400 TELEGRAPH ROAD, SUITE 2000
BLOOMFIELD HILLS, MI 48301

9590 9402 4839 9032 6954 37

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 5156

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Covid-19 ☐ Agent ☐ Addressee

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

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

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

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1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
F.O.# 4933
2701 S PA[illegible] RD
PEMBROKE PARK, FL 33009

9590 9402 5384 9189 1570 40

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 5794

PS Form 3811, July 2015 PSN [illegible] Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. CRJ 2019 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
LAKESHOREMOBILE 5-28-2021

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

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case #4933

Hasler FIRST-CLASS MAIL
02/18/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Lakeshore Mobile Home
Park LLC
6400 Telegraph RD #2000
Bloomfield Township MI
48301

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case #4933

Hasler FIRST-CLASS MAIL
02/18/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Lakeshore Mobile Home
Park LLC
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

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,499,060	$217,900	$2,716,960	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,716,960	$2,716,960	$2,716,960	$2,716,960
Portability	0	0	0	0
Assessed/SOH	$2,389,450	$2,716,960	$2,389,450	$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,389,450	$2,716,960	$2,389,450	$2,389,450

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
2/22/1989	CP*	$100	16299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

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

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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
5011 SOUTH STATE ROAD 7, STE. 106
DAVIE, FL 33314

Name Changed: 08/19/2014

Address Changed: 08/19/2014

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
6400 TELEGRAPH ROAD,

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
LAKESHORE MOBILE HOME PARK LLC	CASE NO. 4933
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 2701 S PARK RD, PEMBROKE PARK, FL, 33009 #LAKESHORE MHP

TYPE OF PROCESS: NOTICE HEARING TO CONFIRM FINE

ADDRESS: 2701 S PARK RD, PEMBROKE PARK, FL, 33009 #LAKESHORE MHP

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC AT 08:38 A.M. ON THE 5 DAY OF AUGUST 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.

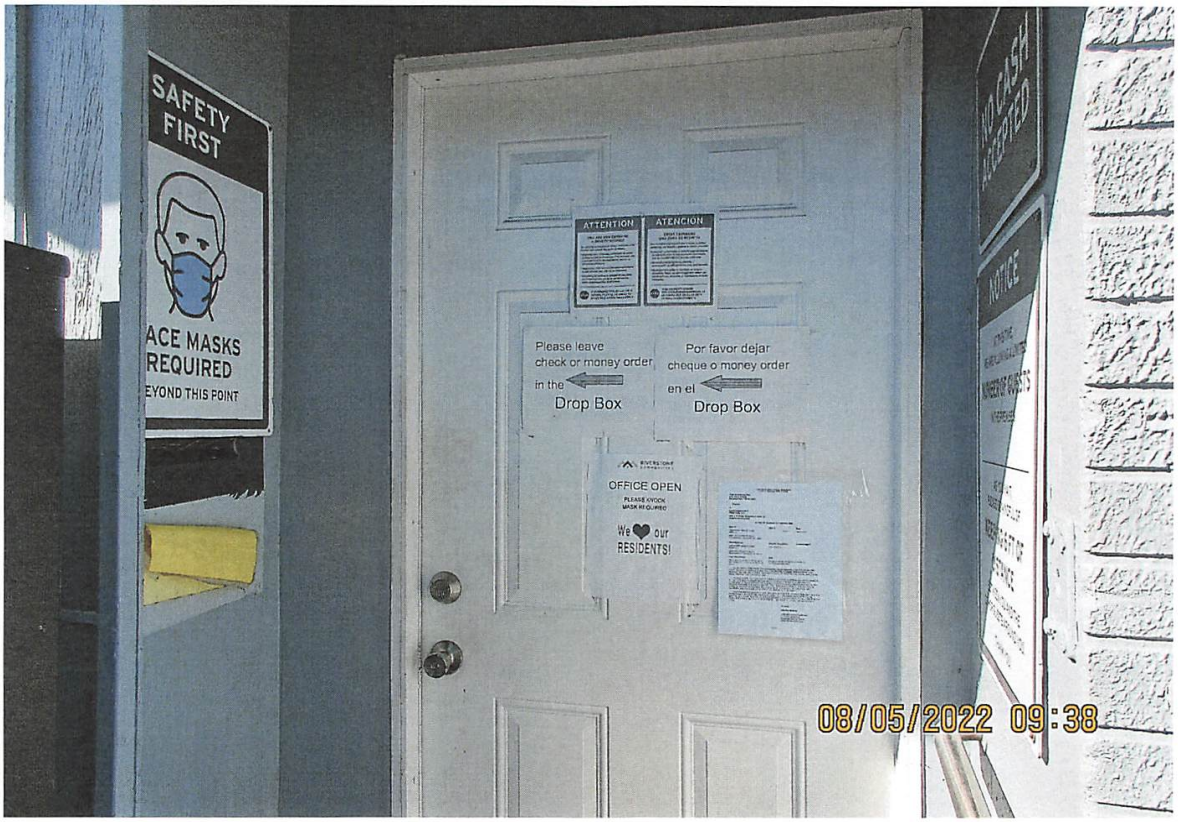
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

MARYCARI PAZ
Notary Public State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2025
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 #Lakeshore MHP

NOTICE OF HEARING TO CONFIRM FINE

Sent To:
LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

Case #: 4933

Date: 08/02/2022

Property Owner:
LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

Property Description: 514229000030

Certified Mail #:

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 #Lakeshore MHP

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 August, 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 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 SERVICE BY USING THE FOLLOWING NUMBERS; 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

08/05/2022 09:38

Sincerely,

Joseline Ramirez
Coda Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
[illegible] 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.

LAKESHORE MOBILE HOME PARK LLC

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Lakeshore MHP

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	4933	08/02/2022

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 #Lakeshore MHP

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 August, 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. LAKESHORE MOBILE HOME PARK LLC Respondent(s)	Case No.: 4933

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: 2701 S Park Rd, Pembroke Park, FL 33009

PROPERTY OWNER: Lakeshore Mobile Home Park LLC, 6400 Telegraph Rd #2000, Bloomfield Township, MI 48301

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; 5-2(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) 5-105; 5-2(a) **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 100.00 PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Case 4933

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 25 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park

INVOICE

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

Bill To:
LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000, BLOOMFIELD TOWNSHIP, MI, 48301

DATE: August 5, 2022
INVOICE # 428
FOR:

Case # 4933
LAKESHORE MOBILE HOME PARK LLC
2701 S PARK RD,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(a)(b)(i)(n) (o)(p)(h); 5-105; 5-2(a); 12-41 and 12-48		
	Final Order 05/18/2021		
426	Day(s) of Per Diem from (06/17/21-08/17/2022)	$ 100.00	$ 42,600.00
1	Admin Fee	$ 100.00	$ 100.00
		Balance	$ 42,700.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4933
LAKESHORE MOBILE HOME PARK LLC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: LAKESHORE MOBILE HOME PARK LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2701 S PARK ROAD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED LAKESHORE MOBILE HOME PARK LLC AT 9:24 A.M./P.M. ON THE 11 DAY OF 5 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

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

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

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

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

AFFIANT

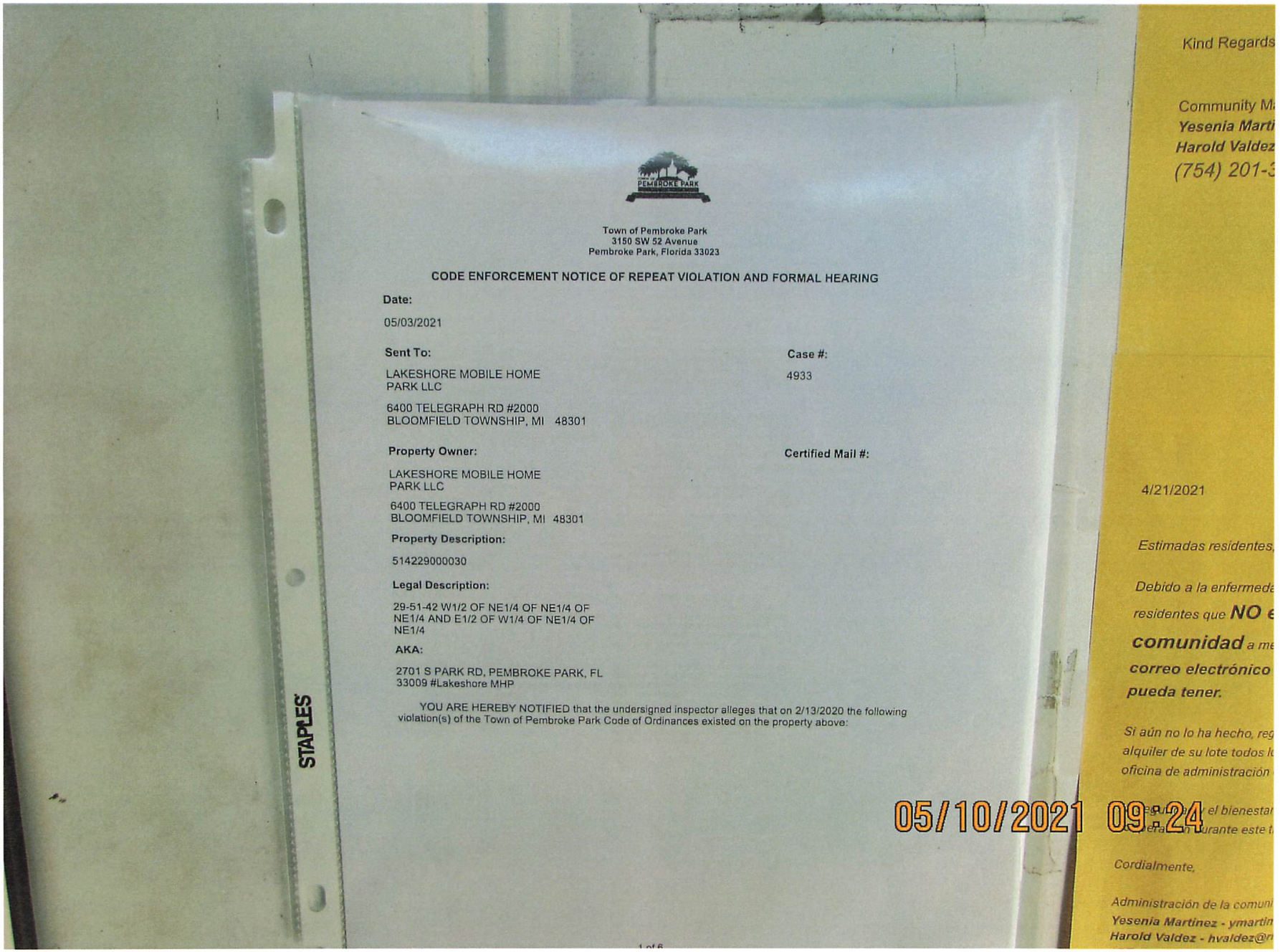
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of May, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

05/03/2021

Sent To:

LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

Case #:

4933

Property Owner:

LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

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 #Lakeshore MHP

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/13/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

STAPLES

05/10/2021 09:24

1 of 6

Kind Regards

Community M
Yesenia Marti
Harold Valdez
(754) 201-3

4/21/2021

Estimadas residentes,

Debido a la enfermeda
residentes que ***NO e***
comunidad *a me*
correo electrónico
pueda tener.

Si aún no lo ha hecho, reg
alquiler de su lote todos l
oficina de administración

el bienestar
durante este t

Cordialmente,

Administración de la comuni
Yesenia Martinez - ymartin
Harold Valdez - hvaldez@

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

05/03/2021

Sent To:

LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

Case #:

4933

Property Owner:

LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

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 #Lakeshore MHP

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/13/2020 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.	90
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.	90
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.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	90

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...	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (p)	Building design. A relatively wide variety of architectural designs and materials shall be permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial) , box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles. If flat roofs are provided, all mechanical equipment such as air-conditioner compressors, vents, stacks, etc. and associated ductwork shall be screened from surrounding properties by the use of parapets, cornices or other architectural features constructed of concrete, stucco, glass or pre-cast concrete or other materials as may be approved by the Town.	90
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.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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...	90
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.	90
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)	90

1. Property has blight, damaged roof panels, damaged walls, damaged ceilings, building is in need of pressure wash and painting.-Complied
2. Prohibited outdoor storage (cement, broken sign, junk, loose materials, wooden fence). - Complied
3. Dead vegetation/trash/debris. - Complied
4. Addition, interior/exterior renovations (doors, drywall, cabinets), ventilation, security cameras, electrical and rails done without permits.

Owner must obtain and complete permits from the Building Dept. at Town Hall.
Remove all outdoor prohibited storage. Remove dead vegetation/trash/debris). Owner must maintain property by repairing damaged ceilings, interior/exterior walls and roof. -Complied
Building must be washed and painted with permit. Property must be maintained in good state of repair and have a neat appearance. - Complied
Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

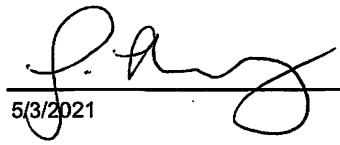
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer



5/3/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	4933	02/13/2020

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/13/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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...	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (p)	Building design. A relatively wide variety of architectural designs and materials shall be permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial) , box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles. If flat roofs are provided, all mechanical equipment such as air-conditioner compressors, vents, stacks, etc. and associated ductwork shall be screened from surrounding properties by the use of parapets, cornices or other architectural features constructed of concrete, stucco, glass or pre-cast concrete or other materials as may be approved by the Town.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

Property has blight, damaged roof panels, damaged walls, damaged ceilings, building is in need of pressure wash and painting.
Prohibited outdoor storage (cement, broken sign, junk, loose materials, wooden fence). Dead vegetation/trash/debris.
Addition, interior/exterior renovations (doors, drywall, cabinets), ventilation, security cameras, electrical and rails done without permits.

Owner must obtain and complete permits from the Building Dept. at Town Hall. Remove all outdoor prohibited storage. Remove dead vegetation/trash/debris). Owner must maintain property by repairing damaged ceilings, interior/exterior walls and roof. Building must be washed and painted with permit. Property must be maintained in good state of repair and have a neat appearance.
Double permit fee has been assessed.

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

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

Joseline Ramirez
Code Enforcement Officer


2701
Lakeshore
2020/02/07 12:49:20

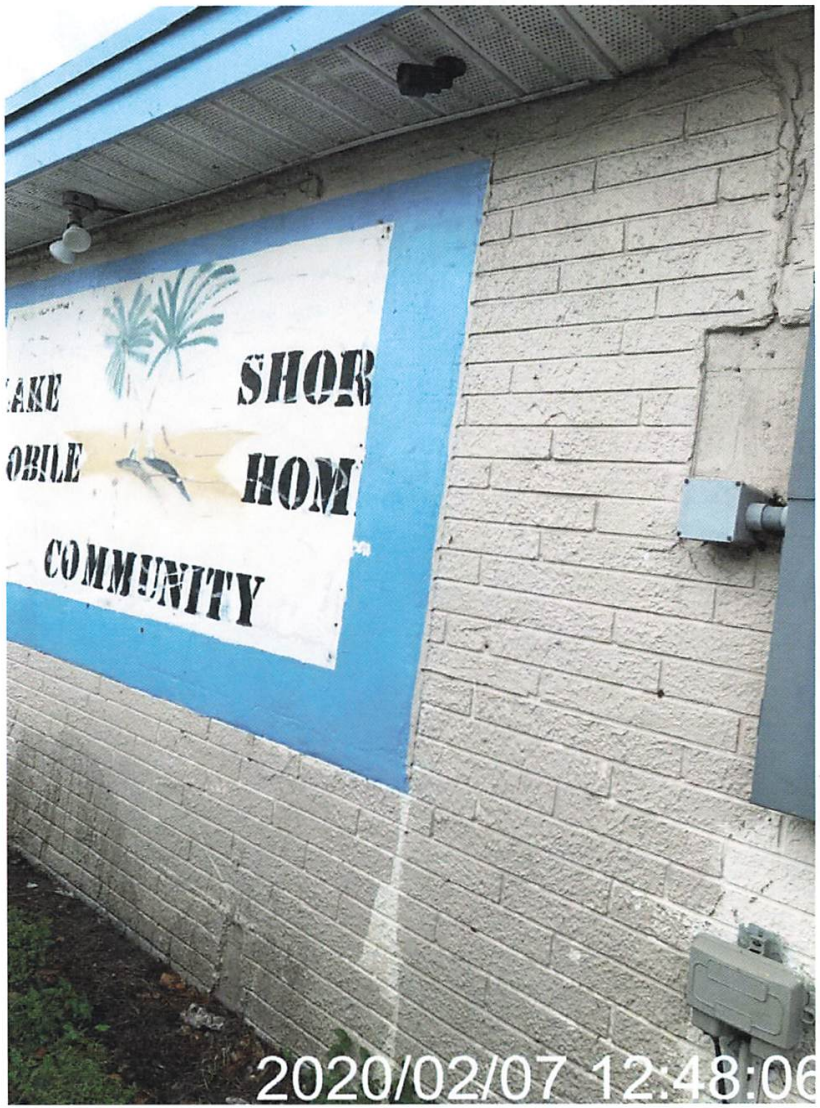

2020/02/07 12:49:30


NEXGRILL
2020/02/07 12:55:27



2020/02/07 12:45:30

2020/02/07 12:45:07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COMMUNITY
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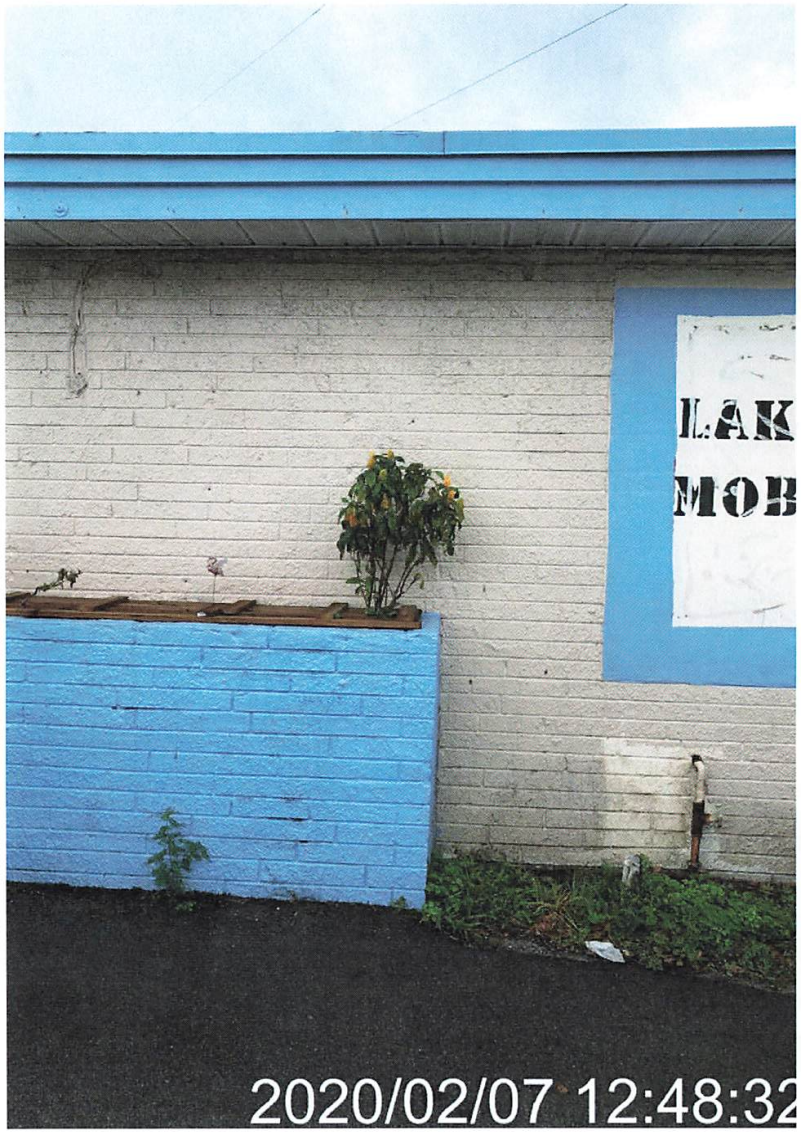
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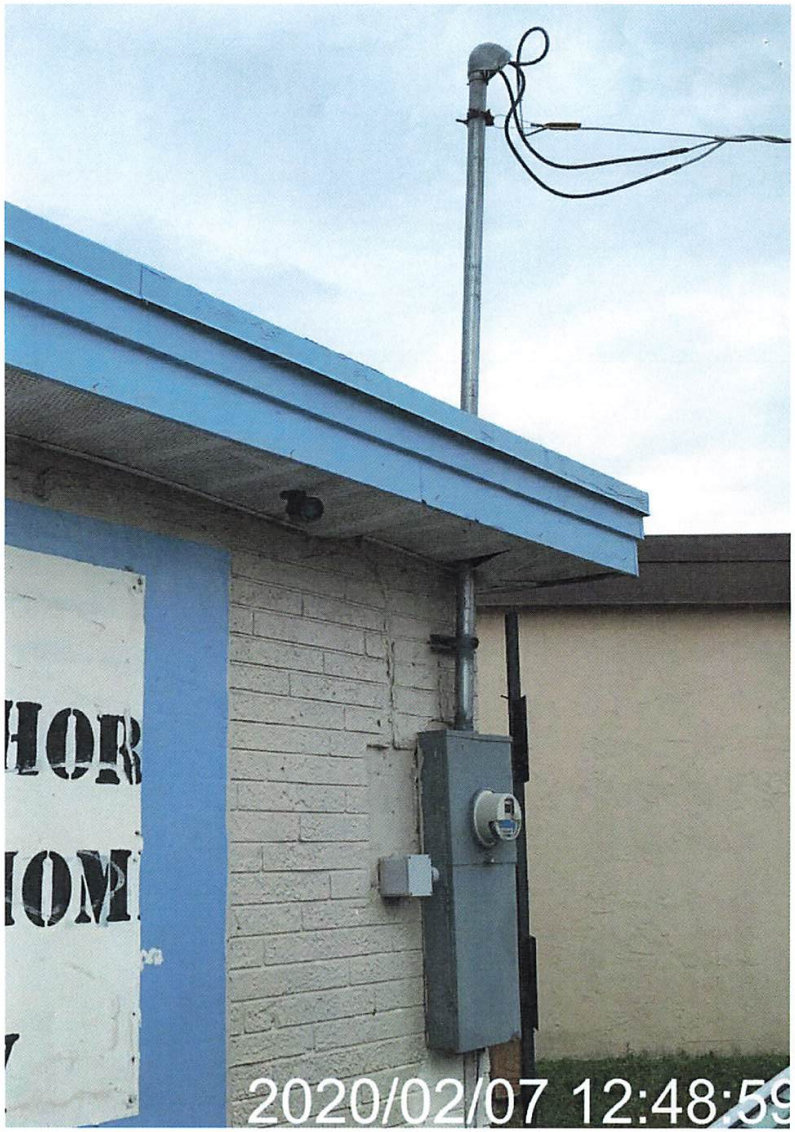
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GUIDELINES
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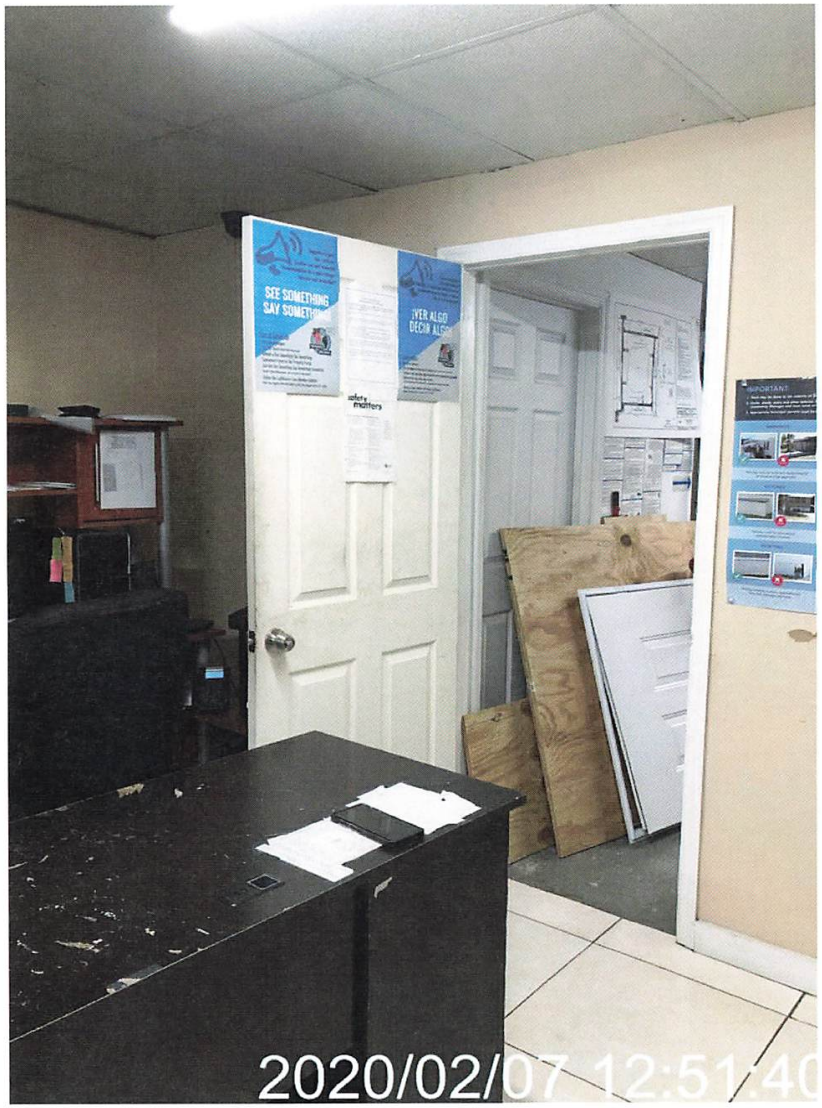
SEE SOMETHING
SAY SOMETHING
safety matters
IMPORTANT
2020/02/07 12:51:40


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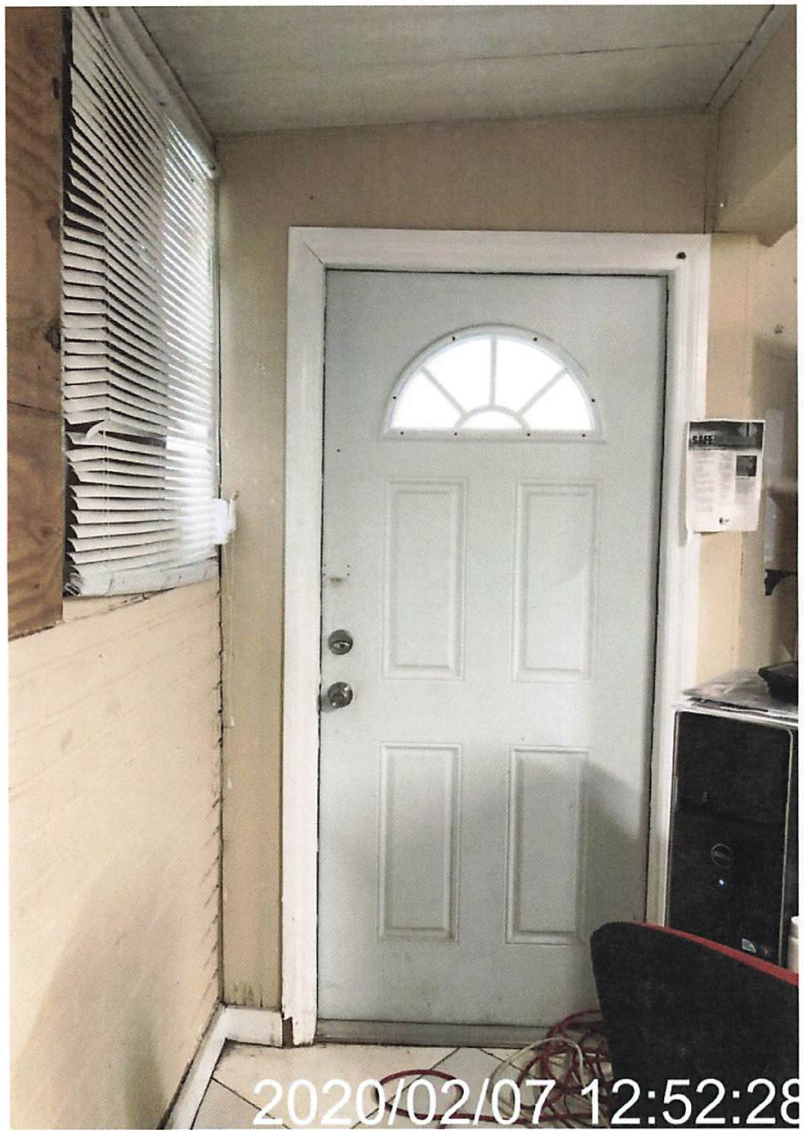
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TOW AWAY
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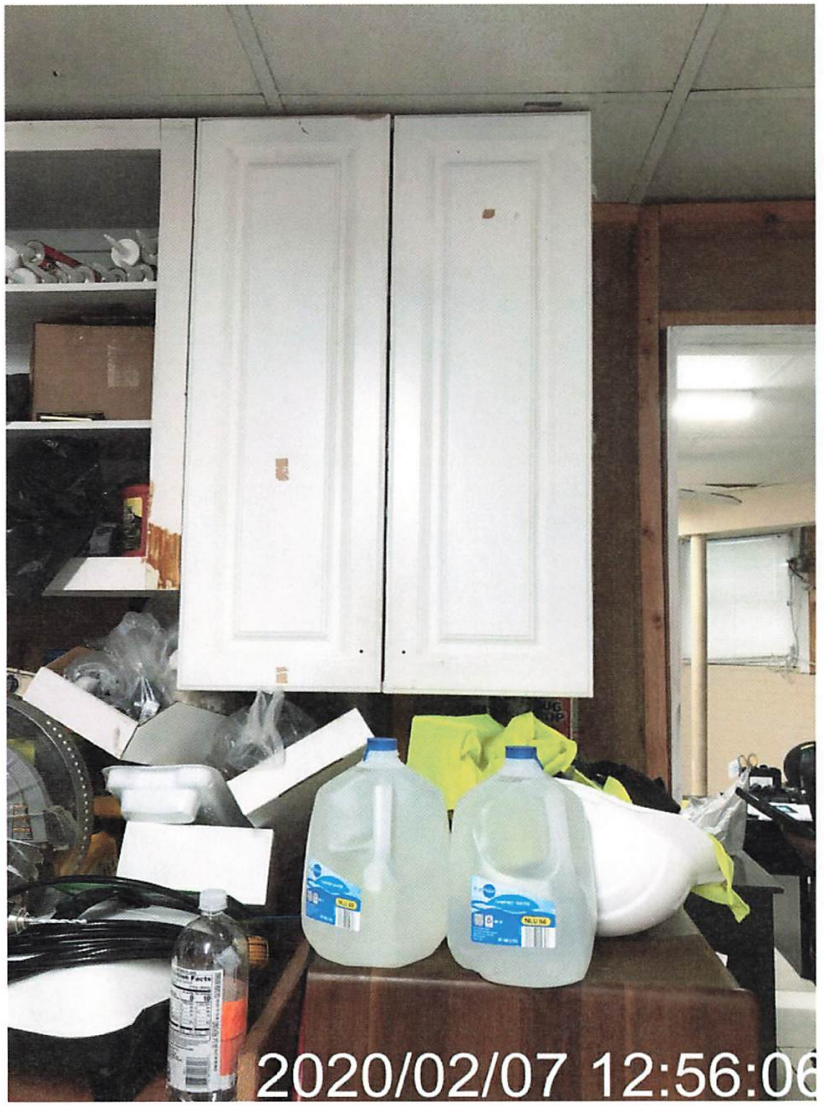
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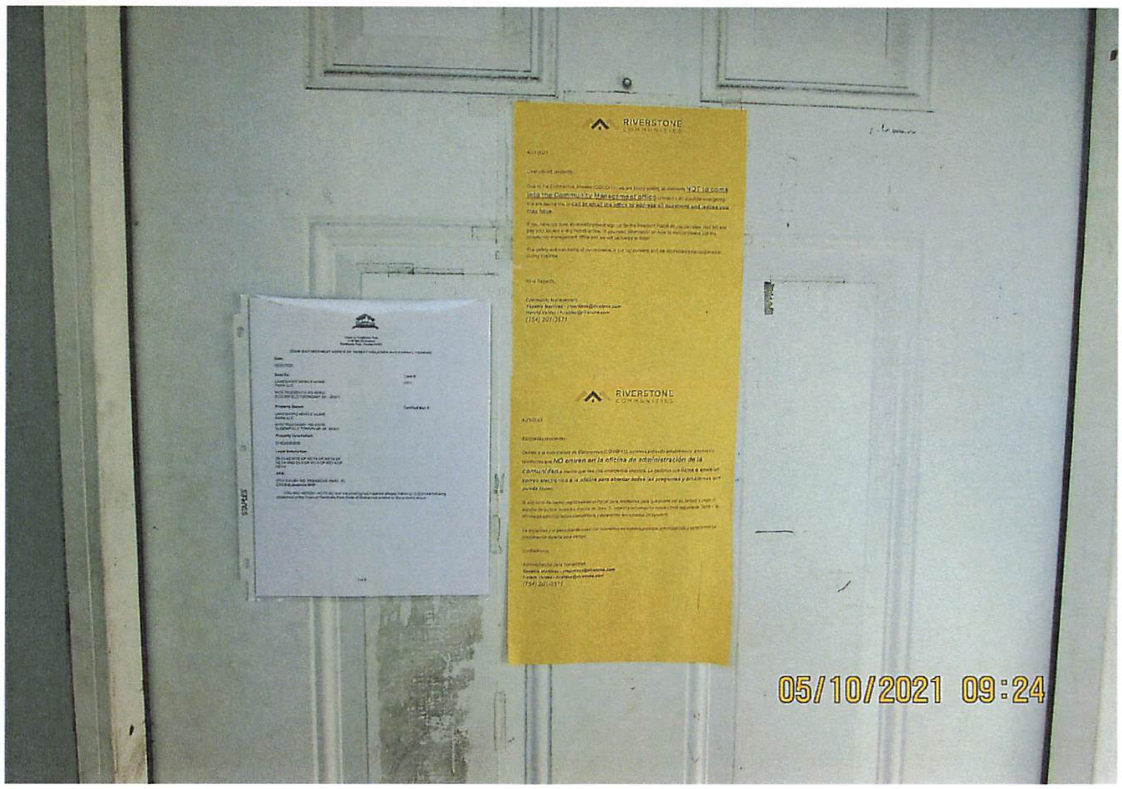
allandale, FL 33009
ffice #
54-201-3571
05/12/2020 00:23


AKE SHORE MHP
ffice:
701 S. Park Rd.
ffice #
Lake Shore
05/12/2020 00:23


Lakeshore
MOBILE HOME COMMUNITY
05/12/2020 00:23


RIVERSTONE
COMMUNITIES
RIVERSTONE
COMMUNITIES
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2701 S. PARK RD.
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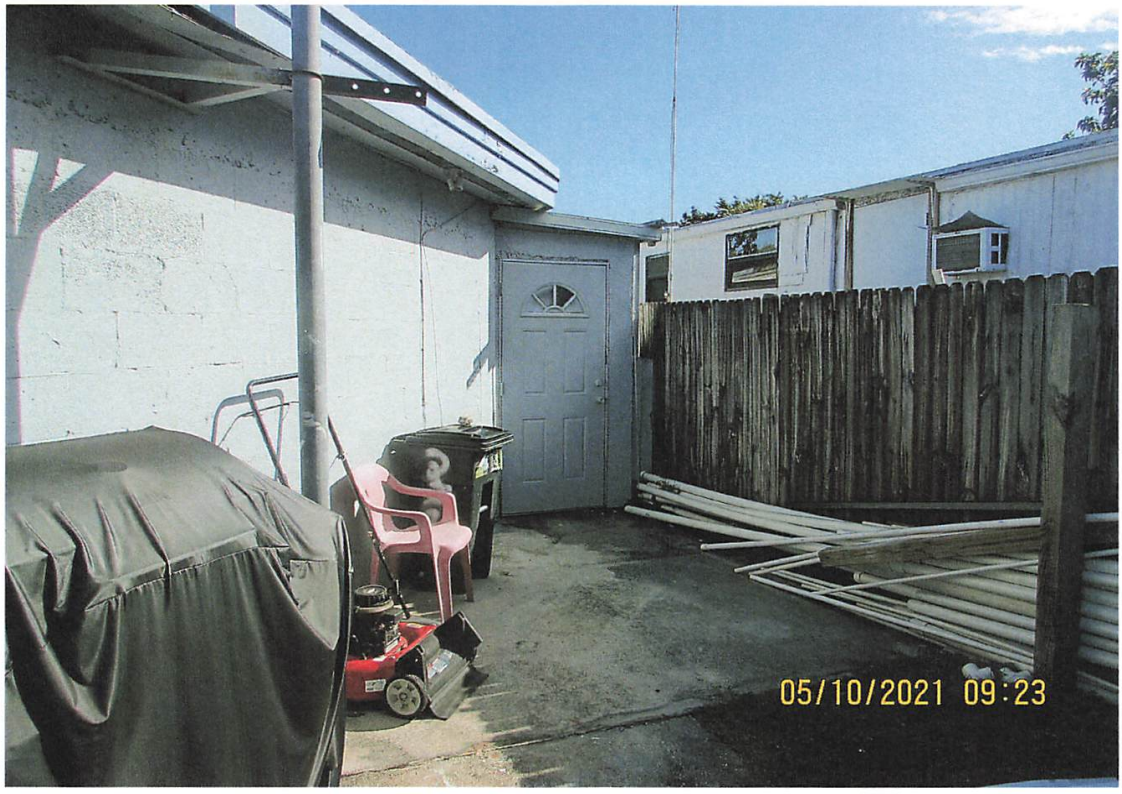
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05/10/2021 09:24


05/10/2021 09:24


FFICE HOURS
SAFETY FIRST
FACE MASKS REQUIRED
Lakeshore
05/10/2021 09:24

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5533 **Date Next Inspection** 8/17/2022

Notes
1. Paved and re-stripped parking lot without a permit. Obtain plans, permit and inspections.
2. Graffitied on wall. Re-paint and remove graffitied.
3. Double permit fee assessed.

No permit as of 8/15/22

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/17/2021		Notice of Violation	Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail
8/3/2022	8/17/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 8/5/22 Certified Mail 8/3/22

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: 8/17/2022
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)	Not in Compliance - Reinspection Date: 8/17/2022
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: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 8/17/2022

Case Overview

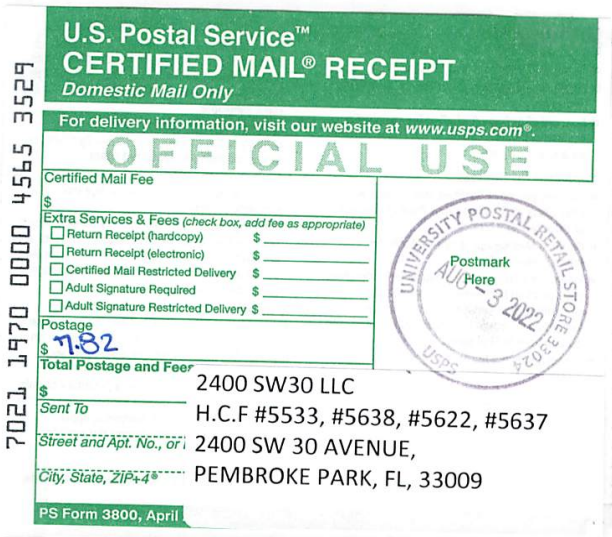
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). 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: 8/17/2022
ZONING	Sec. 28-301 (a)(1) - Minimum requirements	(a) Permanently maintained off-street parking for vehicles shall be provided in connection with any building or premises used or designed to be used for such purposes as set forth in this section. For the purpose of this division, one (1) automobile parking space shall be a minimum often (10) feet by twenty (20) feet, usable for the parking of an automobile. Provided, however, an automobile parking space in the T-1 Mobile Home Park District shall be a minimum of nine (9) feet by eighteen (18) feet. usable for the parking of an automobile. In addition, adequate interior driveways shall be provided so as to connect the parking space with a public street or area More particularly, off-street parking shall comply with the minimum requirements, to wit: (1) Dwellings, single-family, duplex and multiple-family: Two (2) parking spaces for each single-family dwelling, four (4) spaces for each two-family dwelling, two (2) parking spaces for each efficiency unit in a multiple-family dwellin...	Not in Compliance - Reinspection Date: 8/17/2022
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	Not in Compliance - Reinspection Date: 8/17/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$42,400.00
			Total Fines	**$42,400.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$42,400.00**



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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and Fees
$

Sent To 2400 SW30 LLC
H.C.F #5533, #5638, #5622, #5637

Street and Apt. No., or PO Box No. 2400 SW 30 AVENUE,

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

PS Form 3800, April

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
AUG - 3 2022
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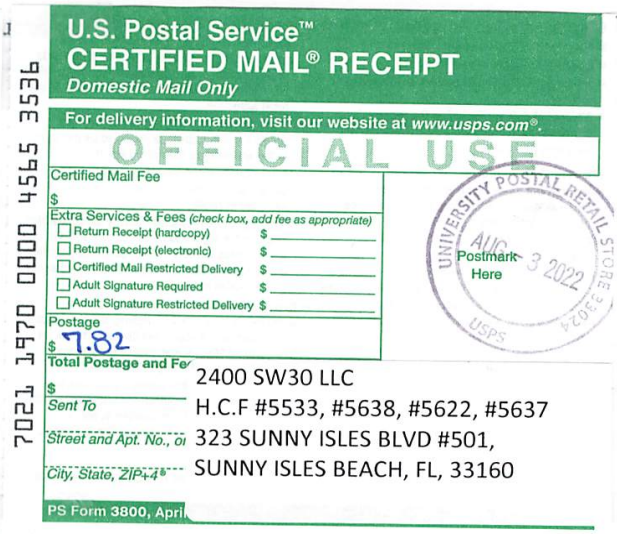
7021 1970 0000 4565 3529



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

Postage
$ 7.82

Total Postage and Fe
$

Sent To 2400 SW30 LLC
H.C.F #5533, #5638, #5622, #5637

Street and Apt. No., o 323 SUNNY ISLES BLVD #501,

City, State, ZIP+4® SUNNY ISLES BEACH, FL, 33160

PS Form 3800, Apri

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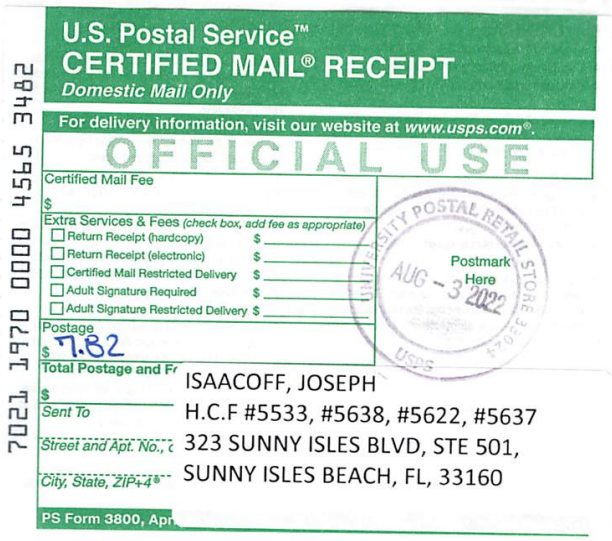

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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fr
$

Sent To ISAACOFF, JOSEPH
H.C.F #5533, #5638, #5622, #5637

Street and Apt. No., 323 SUNNY ISLES BLVD, STE 501,

City, State, ZIP+4® SUNNY ISLES BEACH, FL, 33160

PS Form 3800, Apr

UNIVERSITY POSTAL RETAIL STORE 33024
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USPS

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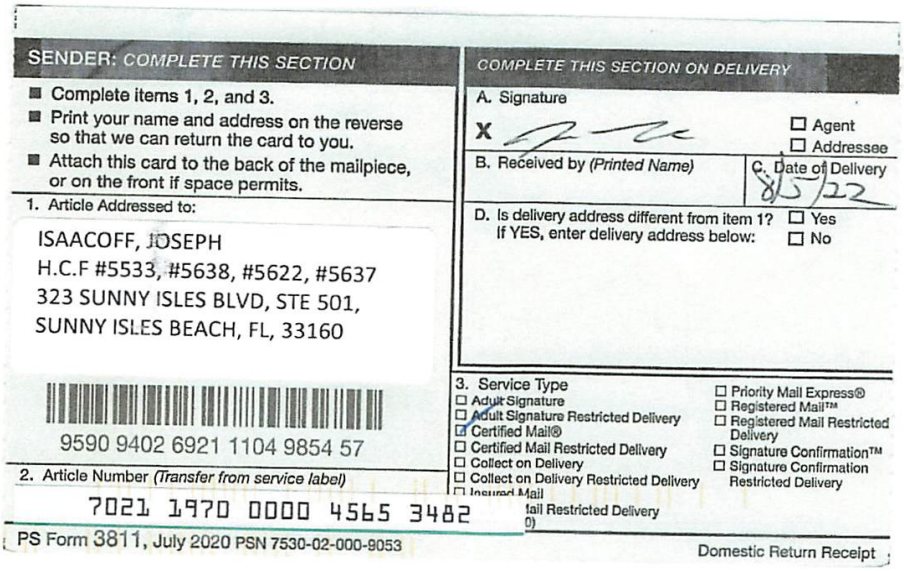


SENDER: COMPLETE THIS SECTION

- 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:

ISAACOFF, JOSEPH
H.C.F #5533, #5638, #5622, #5637
323 SUNNY ISLES BLVD, STE 501,
SUNNY ISLES BEACH, FL, 33160

9590 9402 6921 1104 9854 57

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

7021 1970 0000 4565 3482

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)*

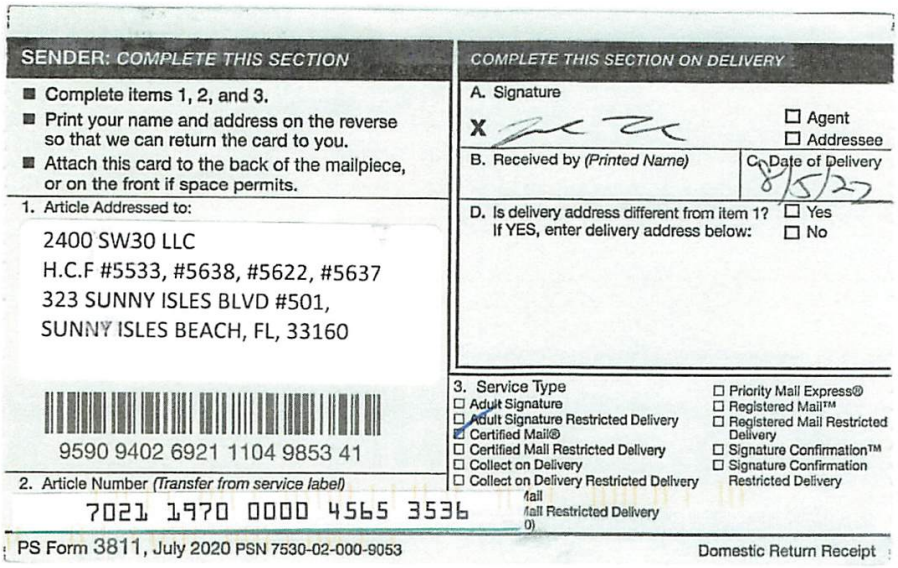
C. Date of Delivery
8/5/22

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
☐ 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:

2400 SW30 LLC
H.C.F #5533, #5638, #5622, #5637
323 SUNNY ISLES BLVD #501,
SUNNY ISLES BEACH, FL, 33160

9590 9402 6921 1104 9853 41

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

7021 1970 0000 4565 3536

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
8/5/22

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
☐ 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:

2400 SW30 LLC/Current Tenant
F.O. #5533, #5638
2400 SW 30 Ave, Bay A
Pembroke Park, FL 33009

9590 9402 5384 9189 1547 73

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

7019 2280 0002 0486 1358

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

---

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:

TEMPELBERG, JOSEPH/2400 SW30 LLC
F.O. #5533, #5622, #5637, #5638
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

9590 9402 5384 9189 1547 35

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

7019 2280 0002 0486 1310

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* JOSEPH TEMPELBERG | C. Date of Delivery 5/28/2021

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

---

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.

RECEIVED MAY 10 2021

1. Article Addressed to:

2400 SW30 LLC
323 Sunny Isles Blvd
#501
Sunny Isles Beach
FL 33160

9590 9402 6610 1028 7095 32

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

7021 0350 0001 0297 5125

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X RECEIVED MAY 10 2021 ☐ Agent ☐ Addressee

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

D. Is delivery address different from item 1? ☐ Yes

NOH • 5116 • 5117
• 5049 • 5533 • 5622
• 5637 • 5638
• 5701 • 5702

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



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 23 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
7012 0470 0001 5589 2290
HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
10D
NOH #5049 5116 5117 5533 5622 5637
5636 5701 5702
or 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 & Fees $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
MAY 5 - 2021
HILLCREST POSTAL STORE
7021 0350 0001 0297 6283
2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
2400 SW 30 AVENUE
PEMBROKE PARK, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 23 2021
USPS HILLCREST POSTAL STORE
7012 0470 0001 5589 2283
CURRENT TENANT/DIME INVESTMENTS
GROUP LLC
2400 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH #5049 5116 5117 5533 5622 5637
009
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 $ 8.47
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
MAY 5 - 2021
HILLCREST POSTAL STORE
7021 0350 0001 0297 6290
TEMPELBERG, JOSEPH/2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160
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 0.51
Total Postage and Fees $ 8.87
Sent To 2400 SW30 LLC
Street and Apt. No., or PO Box No. 323 Sunny Isles Blvd Ste 501
City, State, ZIP+4 Sunny Isles Beach FL 33160
Postmark Here
MAY 03 2021
USPS HILLCREST POSTAL STORE
7021 0350 0001 0297 5125
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
2400 SW 30 AVENUE
PEMBROKE PARK, FL 33009

9590 9402 6610 1028 7089 62

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 6283

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
(over $500)

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

9590 9402 4839 9032 7040 23

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2276

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AK ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Route 29C-19 | C. Date of Delivery 5/3/2021

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

7012 0470 0001 5589 2276

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$ 1
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 8,67

USPS HOLLYWOOD FL 33021 APR 29 2021 Postmark Here

DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

5638 5701 5702

7019 2280 0002 0486 1310

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800,

WEST HOLLYWOOD HILLS MAY 26 2021 Postmark Here

TEMPELBERG, JOSEPH/2400 SW30 LLC
F.O. #5533, #5622, #5637, #5638
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

NOV code case # 5533

TOWN OF PEMBROKE PARK

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

Hasler
02/17/2021
US POSTAGE $(



0

Dime Investment Group LLC
2400 SW 30 Ave
Pembroke Park, FL 33009

NOV case # 5533

TOWN OF PEMBROKE PARK

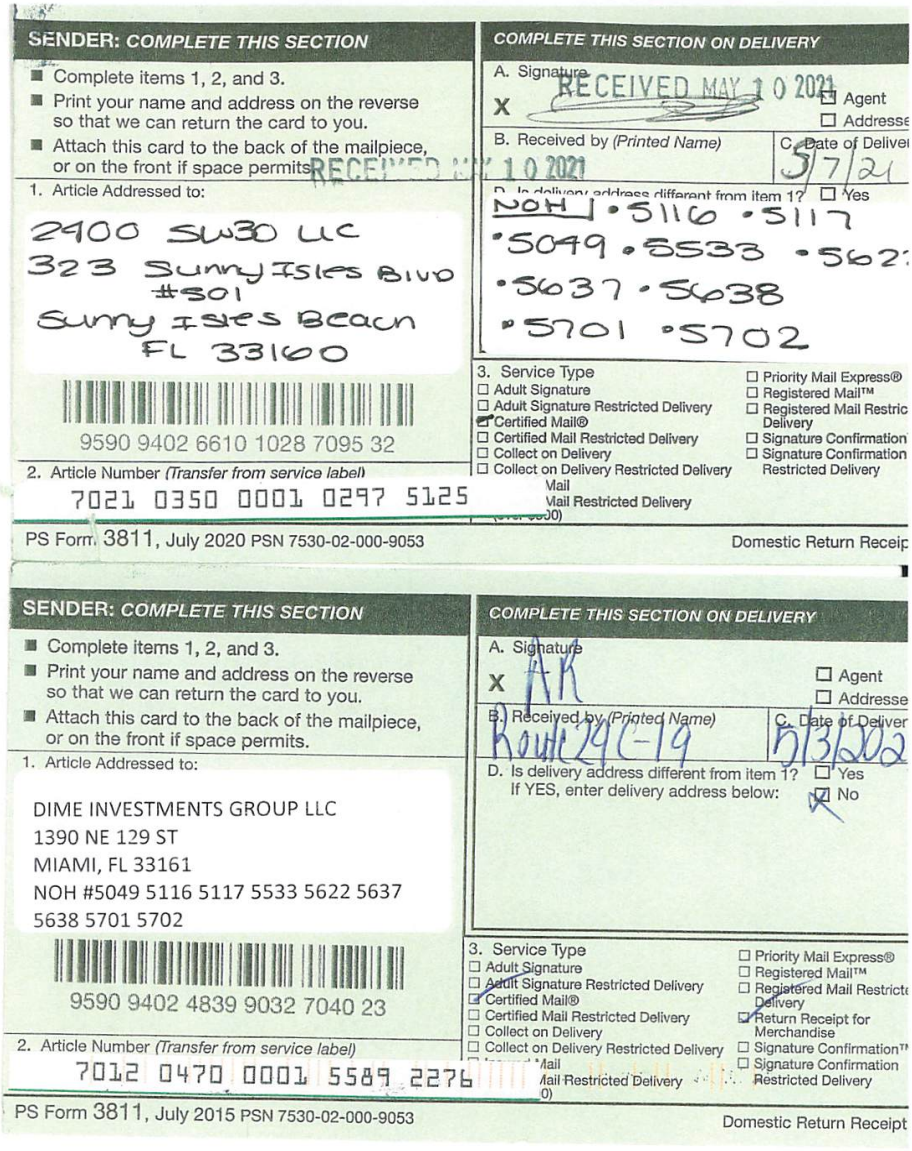
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
02/17/2021
US POSTAGE $(



0

Dime Investment Group LLC
1390 NE 129 St
Miami, FL. 33161



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

2400 SW30 LLC
323 Sunny Isles Blvd
#501
Sunny Isles Beach
FL 33160

9590 9402 6610 1028 7095 32

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 5125

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED MAY 10 2021 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* RECEIVED MAY 10 2021 C. Date of Delivery 5/7/21

D. Is delivery address different from item 1? ☐ Yes
NOH • 5116 • 5117 • 5049 • 5533 • 562? • 5637 • 5638 • 5701 • 5702

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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restric 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:

DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637 5638 5701 5702

9590 9402 4839 9032 7040 23

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2276

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AK ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Route 29C-19 C. Date of Delivery 5/13/202

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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricte Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

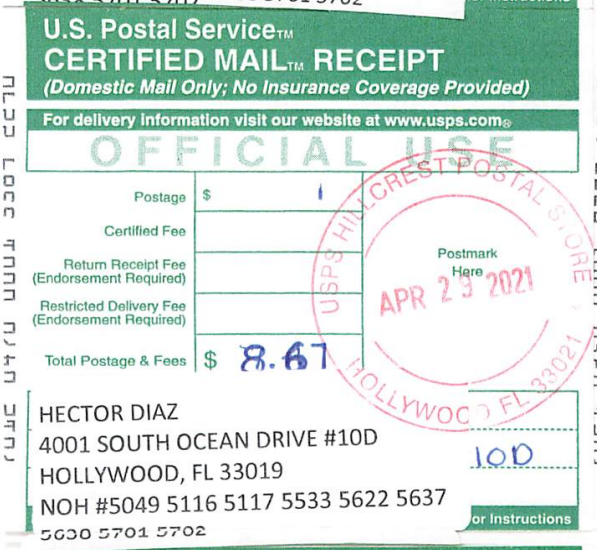
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



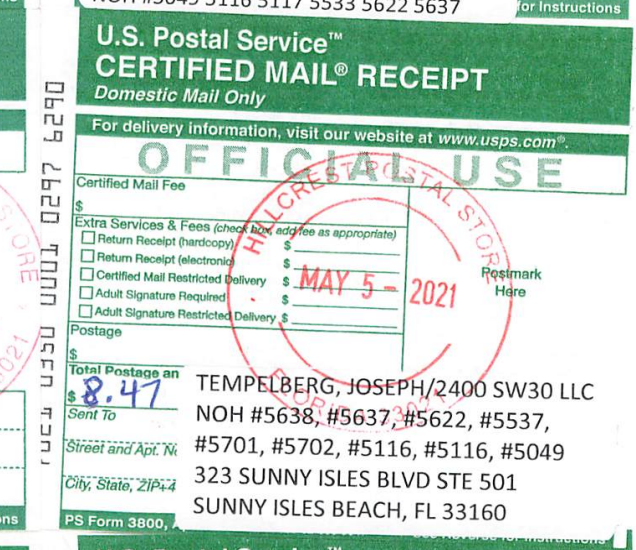
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 29 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
7020 0470 0001 5589 2283



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 29 2021
USPS HILLCREST POSTAL STORE
CURRENT TENANT/DIME INVESTMENTS
GROUP LLC
2400 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH #5049 5116 5117 5533 5622 5637
009
7020 0470 0001 5589 2283



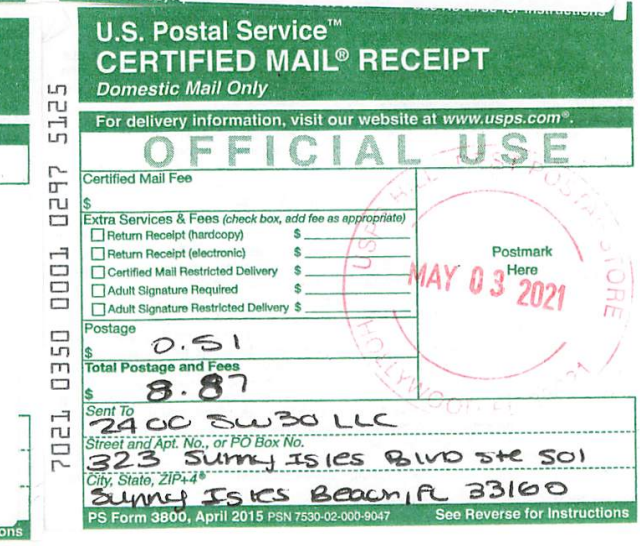
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 29 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
100
7020 0470 0001 5589 2276



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 $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
MAY 5 - 2021
HILLCREST POSTAL STORE
PS Form 3800,
TEMPELBERG, JOSEPH/2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160
7020 0470 0001 0297 6290



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 $ 8.47
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
Postmark Here
APR 29 2021
HILLCREST POSTAL STORE
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
2400 SW 30 AVENUE
PEMBROKE PARK, FL 33009
7020 0470 0001 5589 2276



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 and Fees $ 8.87
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
Postmark Here
MAY 03 2021
HOLLYWOOD FL 33021
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
24 OO SW30 LLC
323 Sunny Isles Blvd ste 501
Sunny Isles Beach FL 33160
7021 0350 0001 0297 5125



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	2400 SW30 LLC
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160

ID #	5142 21 01 0109
Millage	0613
Use	48-10

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

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

* 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*	$233,080	$2,066,680	$2,299,760	$2,299,760	
2021	$233,080	$2,066,680	$2,299,760	$1,478,460	$37,101.01
2020	$233,080	$1,110,980	$1,344,060	$1,344,060	$29,007.23

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Portability	0	0	0	0
Assessed/SOH	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,299,760	$2,299,760	$2,299,760	$2,299,760

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	117087319
8/12/2015	WD-Q	$1,040,000	113173864
3/17/2008	QCD-T	$100	45229 / 1760
11/30/2001	DR*	$100	32519 / 415
8/28/1992	QC*	$100	19928 / 941

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number	L20000397184
FEI/EIN Number	86-2100015
Date Filed	12/30/2020
State	FL
Status	ACTIVE

Principal Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/09/2021
2022	03/04/2022

Document Images

03/04/2022 -- ANNUAL REPORT	View image in PDF format
04/09/2021 -- ANNUAL REPORT	View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number	L20000397184
FEI/EIN Number	N/A
Date Filed	12/30/2020
State	FL
Status	ACTIVE

Principal Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
12/30/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	2400 SW30 LLC
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160

ID #	5142 21 01 0109
Millage	0613
Use	48

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$233,080	$2,066,680	$2,299,760	$1,478,460	
2020	$233,080	$1,110,980	$1,344,060	$1,344,060	$29,007.23
2019	$233,080	$1,101,600	$1,334,680	$1,299,850	$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Portability	0	0	0	0
Assessed/SOH	$1,478,460	$2,299,760	$1,478,460	$1,478,460
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,478,460	$2,299,760	$1,478,460	$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	117087319
8/12/2015	WD-Q	$1,040,000	113173864
3/17/2008	QCD-T	$100	45229 / 1760
11/30/2001	DR*	$100	32519 / 415
8/28/1992	QC*	$100	19928 / 941

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
2400 SW 30 LLC	CASE NO. 5533
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 AVE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2400 SW 30 AVE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 2400 SW 30 LLC AT 10:20 A.M. ON THE 5 DAY OF AUGUST 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

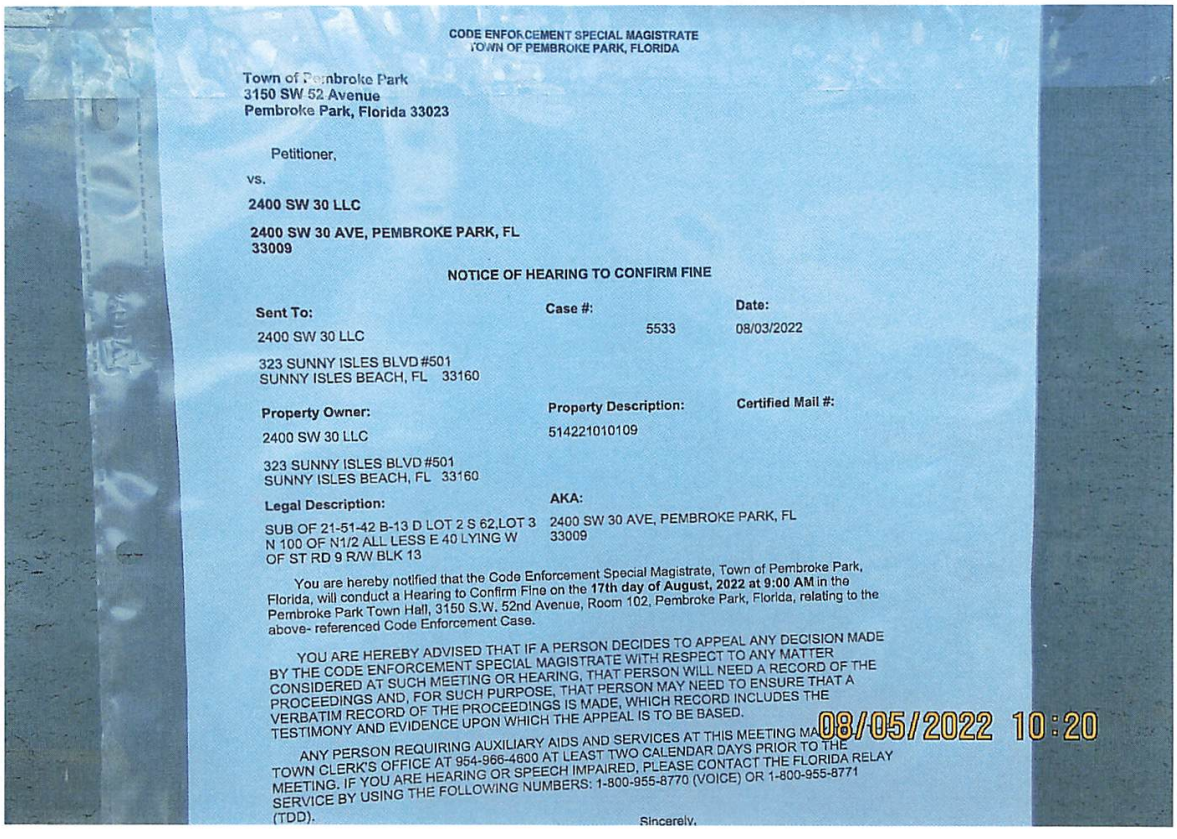
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	5533	08/03/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	514221010109	
Legal Description:	**AKA:**	
SUB OF 21-51-42 B-13 D LOT 2 S 62.LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009	

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 August, 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 MA
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,

Town of Pembroke Park

INVOICE

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

Bill To:

2400 SW30 LLC
323 SUNNY ISLES BLVD #501,
SUNNY ISLES BEACH, FL,
33160

DATE: August 8, 2022
INVOICE # 428
FOR:

Case # 5533
2400 SW30 LLC
2400 SW 30 AVE,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105; 5-207; 5-17; 5-2(a)(b); 28-301(a)(1) and 28-307(a)		
	Final Order 05/18/2021		
441	Day(s) of Per Diem from (06/02/21-08/17/2022)	$ 100.00	$ 44,100.00
1	Admin Fee	$ 100.00	$ 100.00
		Balance	$ 44,200.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	5533	08/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	514221010109	

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009

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 August, 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. 2400 SW30 LLC Respondent(s)	)	Case No.: 5533

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2400 SW 30 Avenue, Pembroke Park, FL 33009

PROPERTY OWNER: 2400 SW30 LLC, 323 Sunny Isles Blvd #501, Sunny Isles, FL 33160

FOLIO NO.: 514221010109

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-207; 5-17; 5-2(a)(b); 28-301(a)(1); 28-307(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) 5-105; 5-207; 5-17; 5-2(a)(b); 28-301(a)(1); 28-307(a) **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Case 5638
Case 5637
Case 5622
Case 5533

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 26 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5533
2400 SW 30 LLC

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2400 SW 30 AVENUE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED 2400 SW 30 LLC
AT 10:14 A.M. /P.M. ON THE 11 DAY OF 5 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

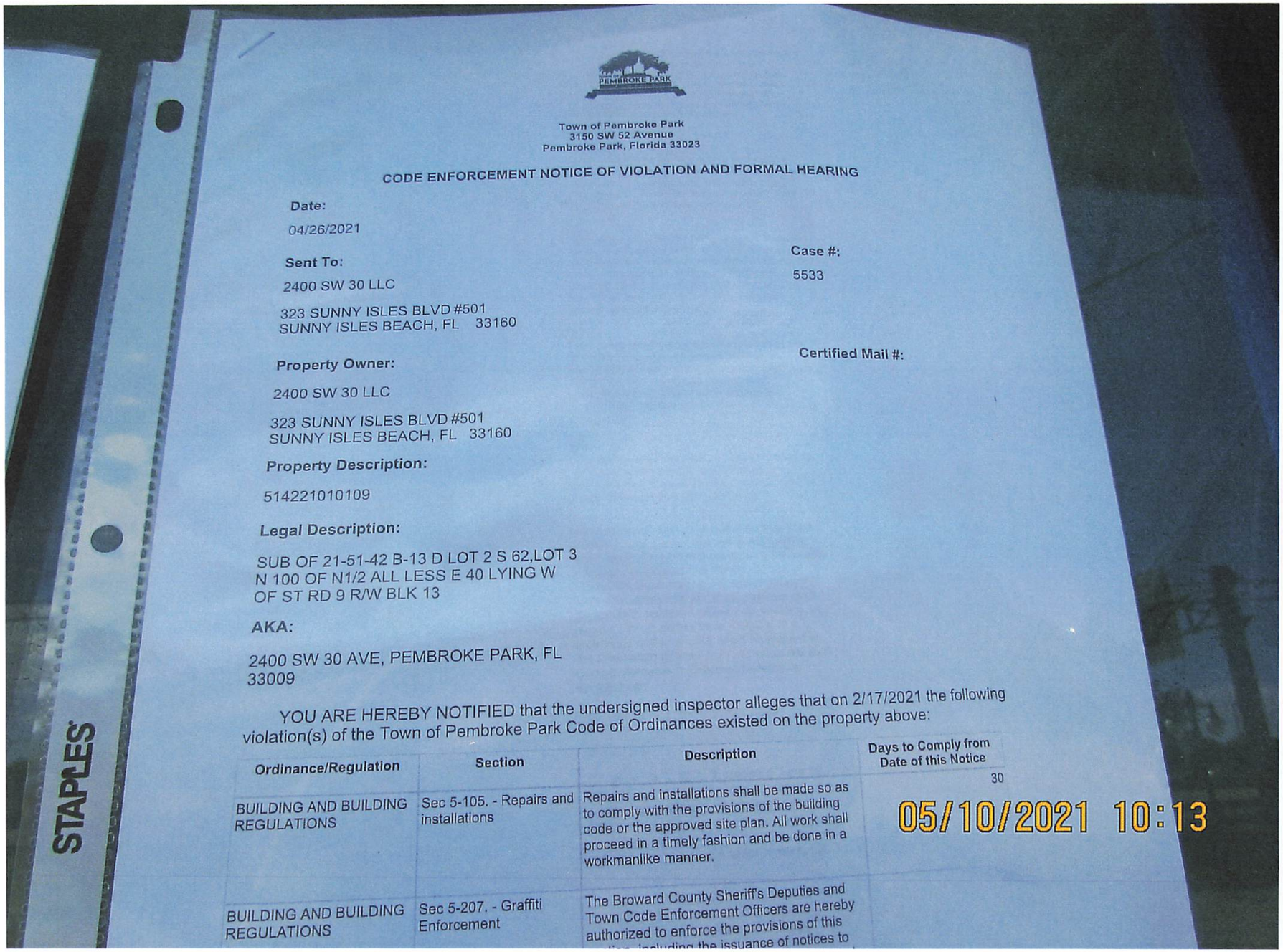
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by JOSELINE RAMIREZ as Code Enforcement Officer for the Town of Pembroke Park.

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

DELIVERIES
TO THE
BACK
05/10/2021 10:13



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Case #:

5533

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/17/2021 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 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this [illegible] including the issuance of notices to	

05/10/2021 10:13

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5533

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/17/2021 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 5-207. - 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)	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

ZONING	Sec. 28-301 (a)(1) - Minimum requirements	(a) Permanently maintained off-street parking for vehicles shall be provided in connection with any building or premises used or designed to be used for such purposes as set forth in this section. For the purpose of this division, one (1) automobile parking space shall be a minimum often (10) feet by twenty (20) feet, usable for the parking of an automobile. Provided, however, an automobile parking space in the T-1 Mobile Home Park District shall be a minimum of nine (9) feet by eighteen (18) feet. usable for the parking of an automobile. In addition, adequate interior driveways shall be provided so as to connect the parking space with a public street or area More particularly, off-street parking shall comply with the minimum requirements, to wit: (1) Dwellings, single-family, duplex and multiple-family: Two (2) parking spaces for each single-family dwelling, four (4) spaces for each two-family dwelling, two (2) parking spaces for each efficiency unit in a multiple-family dwellin...	30
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	30

1. Paved and re-stripped parking lot without a permit. Obtain plans, permit and inspections.
2. Graffitied on wall. Re-paint and remove graffitied.
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 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.

Joseline Ramirez

Chief Code Enforcement Officer

4/26/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Case #:

5533

Property Owner:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/17/2021 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 5-207. - 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)	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

ZONING	Sec. 28-301 (a)(1) - Minimum requirements	(a) Permanently maintained off-street parking for vehicles shall be provided in connection with any building or premises used or designed to be used for such purposes as set forth in this section. For the purpose of this division, one (1) automobile parking space shall be a minimum often (10) feet by twenty (20) feet, usable for the parking of an automobile. Provided, however, an automobile parking space in the T-1 Mobile Home Park District shall be a minimum of nine (9) feet by eighteen (18) feet. usable for the parking of an automobile. In addition, adequate interior driveways shall be provided so as to connect the parking space with a public street or area More particularly, off-street parking shall comply with the minimum requirements, to wit: (1) Dwellings, single-family, duplex and multiple-family: Two (2) parking spaces for each single-family dwelling, four (4) spaces for each two-family dwelling, two (2) parking spaces for each efficiency unit in a multiple-family dwellin...	30
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	30

1. Paved and re-stripped parking lot without a permit. Obtain plans, permit and inspections.
2. Graffitied on wall. Re-paint and remove graffitied.
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 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.

Joseline Ramirez

Chief Code Enforcement Officer

4/26/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	5533	02/17/2021

Property Owner:	Property Description:	Certified Mail #:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	514221010109	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/17/2021 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 5-207. - 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)	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
ZONING	Sec. 28-301 (a)(1) - Minimum requirements	(a) Permanently maintained off-street parking for vehicles shall be provided in connection with any building or premises used or designed to be used for such purposes as set forth in this section. For the purpose of this division, one (1) automobile parking space shall be a minimum often (10) feet by twenty (20) feet, usable for the parking of an automobile. Provided, however, an automobile parking space in the T-1 Mobile Home Park District shall be a minimum of nine (9) feet by eighteen (18) feet. usable for the parking of an automobile. In addition, adequate interior driveways shall be provided so as to connect the parking space with a public street or area More particularly, off-street parking shall comply with the minimum requirements, to wit: (1) Dwellings, single-family, duplex and multiple-family: Two (2) parking spaces for each single-family dwelling, four (4) spaces for each two-family dwelling, two (2) parking spaces for each efficiency unit in a multiple-family dwellin...	30

ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	30

Notes/Means of Correction:

1. Paved and re-stripped parking lot without a permit. Obtain plans, permit and inspections.
2. Graffitied on wall. Re-paint and remove graffitied.
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


02/02/2021 11:32


02/02/2021 11:32


A
DELIVERIES
TO THE
BACK
05/10/2021 10:13


A
05/10/2021 10:14


A
05/10/2021 10:14


05/10/2021 10:14


05/10/2021 10:15


FDC
05/10/2021 10:15


05/10/2021 10:15


C
05/10/2021 10:07


B
DELIVERIES
TO THE
BACK
05/10/2021 10:10

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	Case No.: 5533
vs.	
2400 SW30 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: 2400 SW 30 Avenue, Pembroke Park, FL 33009

PROPERTY OWNER: 2400 SW30 LLC, 323 Sunny Isles Blvd #501, Sunny Isles, FL 33160

FOLIO NO.: 514221010109

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-207; 5-17; 5-2(a)(b); 28-301(a)(1); 28-307(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) 5-105; 5-207; 5-17; 5-2(a)(b); 28-301(a)(1); 28-307(a) **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Case 5638
Case 5637
Case 5622
Case 5533

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 26 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay C

Legal Description

Case Status Open **Case #** 5622 **Date Next Inspection** 8/17/2022

Notes

1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections (process #92914).
3. Installed new garage door without a permit. Obtain plans, permit and inspections
4. Sealed and patched walls where door and equipment existed without a permit. Obtain plans, permit and inspections
5. Double permit fee assessed.

No permit as of 8/15/22

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/11/2021		Notice of Violation	Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail
6/28/2021	7/20/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
7/22/2021	7/20/2021	Amended Final Order	Certified Mail
8/3/2022	8/17/2022	Notice of Formal Hearing - Confirm Fine	Certified Mail 8/3/22 Posted to Property 8/5/22

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: 8/17/2022
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: 8/17/2022

Case Overview

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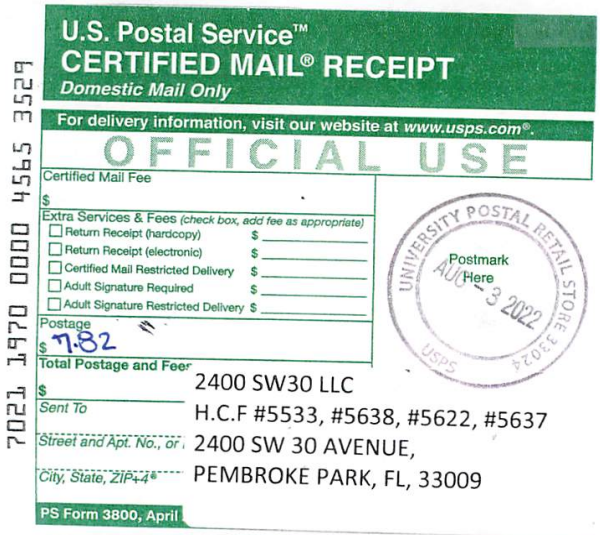
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). 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.	Not in Compliance - Reinspection Date: 8/17/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$30,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$30,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$30,200.00**



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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and Fees
$

Sent To — 2400 SW30 LLC

Street and Apt. No., or PO Box No. — H.C.F #5533, #5638, #5622, #5637

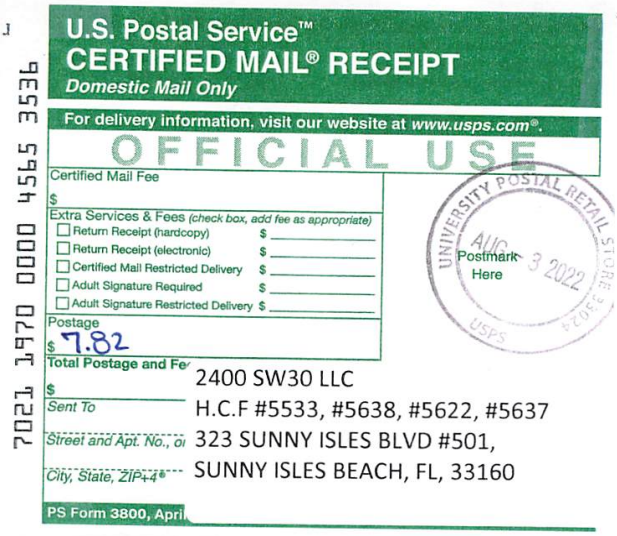
City, State, ZIP+4® — 2400 SW 30 AVENUE,

PEMBROKE PARK, FL, 33009

PS Form 3800, April

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
AUG - 3 2022
USPS

7021 1970 0000 4565 3529



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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
$ 7.82

Total Postage and Fee
$

Sent To — 2400 SW30 LLC

Street and Apt. No., or — H.C.F #5533, #5638, #5622, #5637

City, State, ZIP+4® — 323 SUNNY ISLES BLVD #501,

SUNNY ISLES BEACH, FL, 33160

PS Form 3800, April

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
AUG 3 2022
USPS

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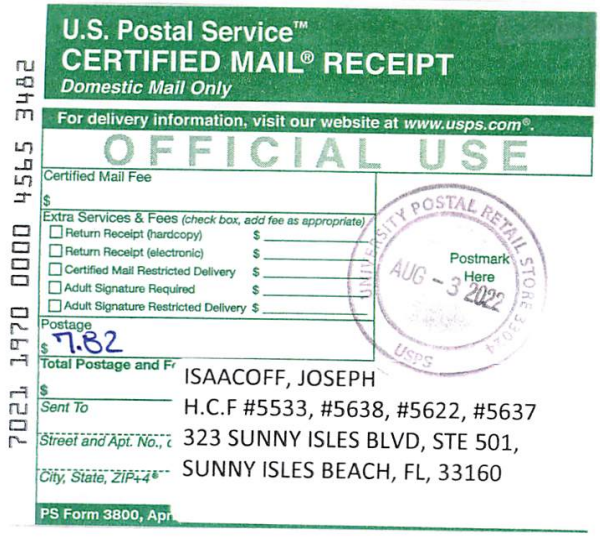

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fe
$

Sent To — ISAACOFF, JOSEPH

Street and Apt. No., — H.C.F #5533, #5638, #5622, #5637

City, State, ZIP+4® — 323 SUNNY ISLES BLVD, STE 501,

SUNNY ISLES BEACH, FL, 33160

PS Form 3800, Apr

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
AUG - 3 2022
USPS

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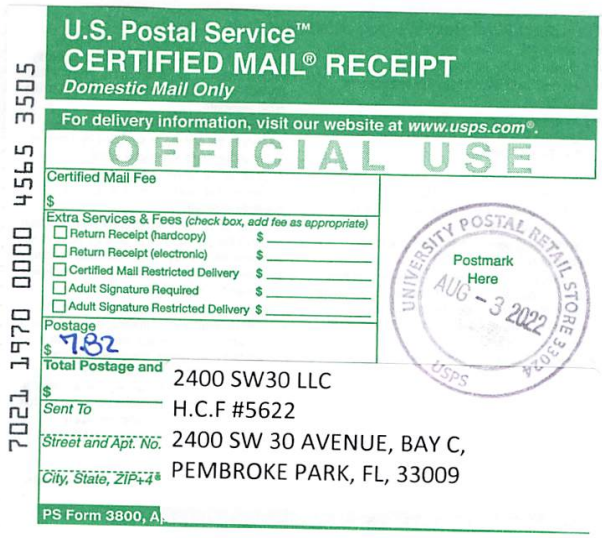

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For delivery information, visit our website at www.usps.com®.

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
$ 7.82

Total Postage and
$

Sent To — 2400 SW30 LLC

Street and Apt. No. — H.C.F #5622

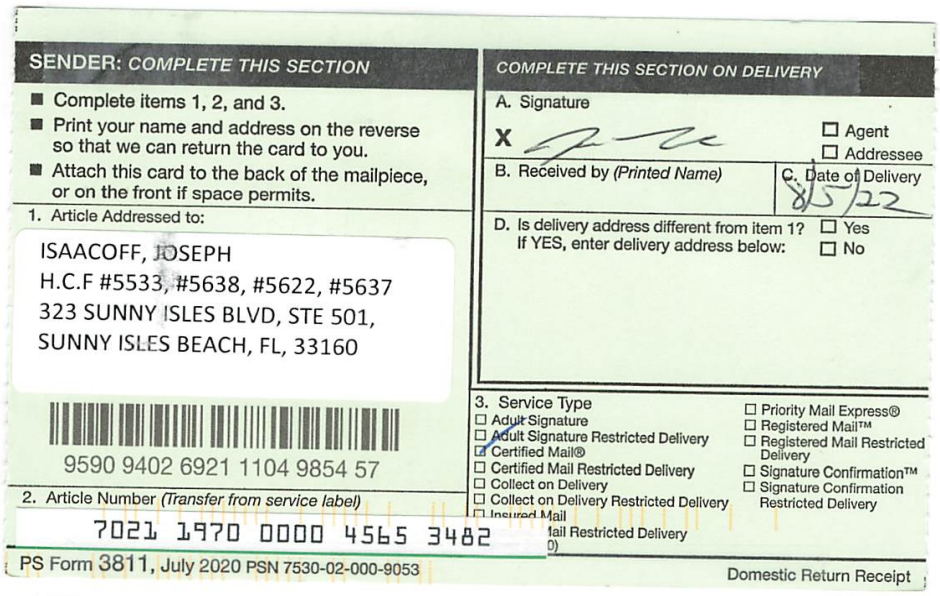
City, State, ZIP+4® — 2400 SW 30 AVENUE, BAY C,

PEMBROKE PARK, FL, 33009

PS Form 3800, A

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
AUG - 3 2022
USPS

7021 1970 0000 4565 3505



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:

ISAACOFF, JOSEPH
H.C.F #5533, #5638, #5622, #5637
323 SUNNY ISLES BLVD, STE 501,
SUNNY ISLES BEACH, FL, 33160

9590 9402 6921 1104 9854 57

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

7021 1970 0000 4565 3482

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

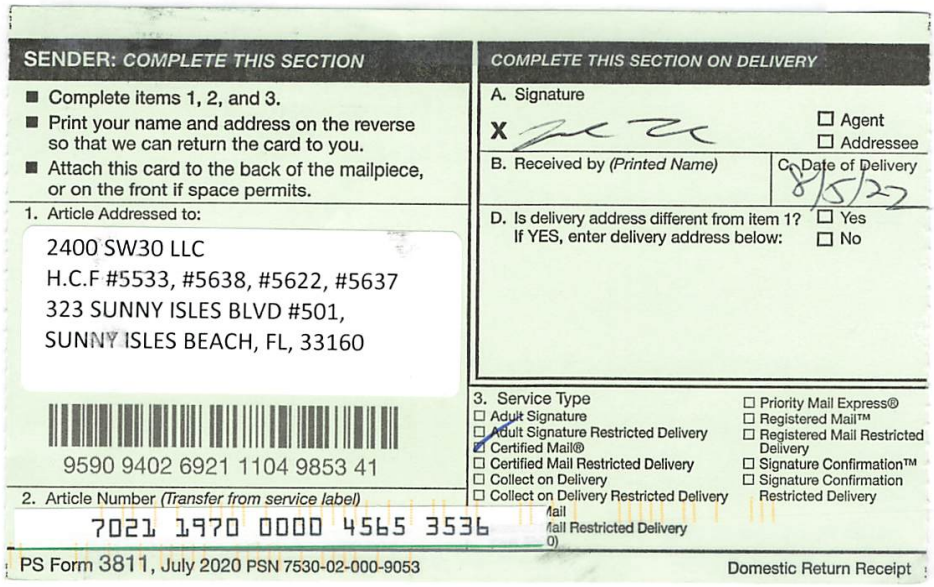
C. Date of Delivery
8/5/22

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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ Mail Restricted Delivery
0)

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:

2400 SW30 LLC
H.C.F #5533, #5638, #5622, #5637
323 SUNNY ISLES BLVD #501,
SUNNY ISLES BEACH, FL, 33160

9590 9402 6921 1104 9853 41

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

7021 1970 0000 4565 3536

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
8/5/22

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
☐ Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ Mail Restricted Delivery
0)

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:

TEMPELBERG, JOSEPH/2400 SW30 LLC
F.O. #5533, #5622, #5637, #5638
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

9590 9402 5384 9189 1547 35

2. Article Number (Transfer from service label)

7019 2280 0002 0486 1310

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

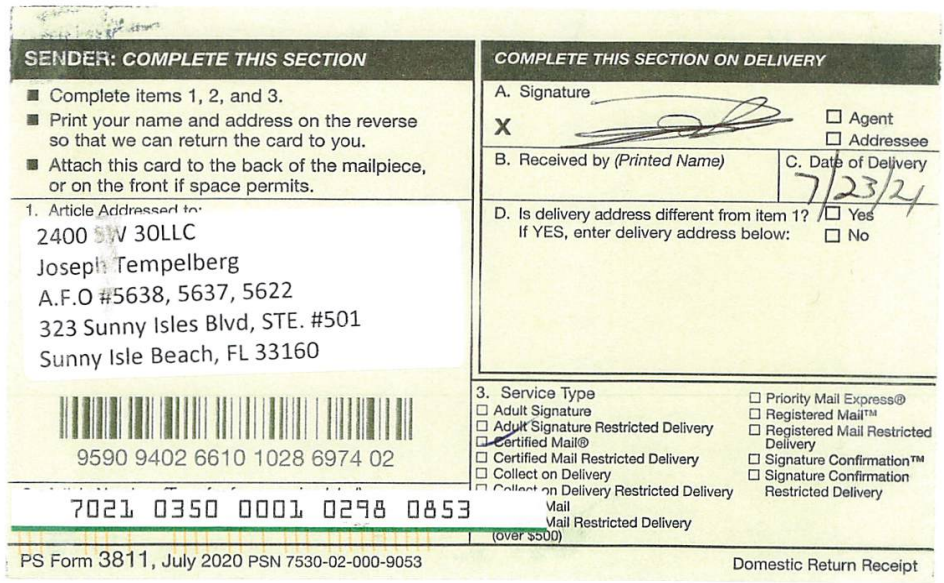
B. Received by (Printed Name) [illegible] C. Date of Delivery 5/28/2021

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

2400 SW 30LLC
Joseph Tempelberg
A.F.O #5638, 5637, 5622
323 Sunny Isles Blvd, STE. #501
Sunny Isle Beach, FL 33160

9590 9402 6610 1028 6974 02

7021 0350 0001 0298 0853

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 7/23/24

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

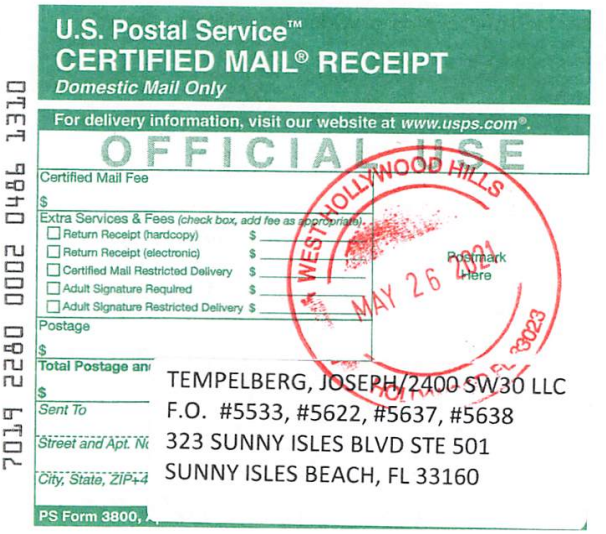
3. Service Type

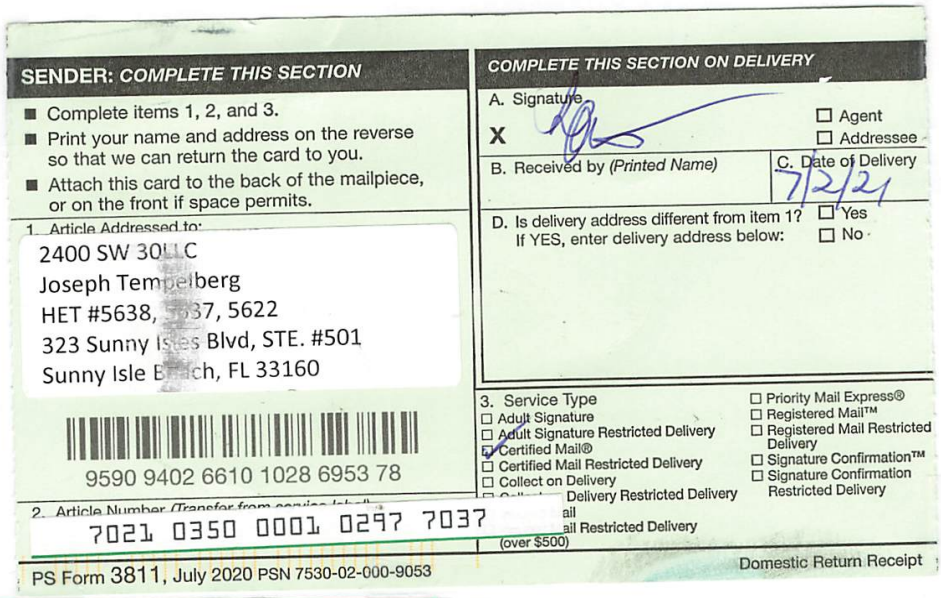
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
(over $500)

☐ 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


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
WEST HOLLYWOOD HILLS
MAY 26 2021
HOLLYWOOD FL 33023
Postmark Here
7019 2280 0002 0486 1372
2400 SW30 LLC/Current Tenant
F.O. #5622
2400 SW 30 Ave, Bay C
Pembroke Park, FL 33009


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,
WEST HOLLYWOOD HILLS
MAY 26 2021
Postmark Here
7019 2280 0002 0486 1310
TEMPELBERG, JOSEPH/2400 SW30 LLC
F.O. #5533, #5622, #5637, #5638
323 SUNNY ISLES BLVD STE 501
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:

2400 SW 30[illegible] LLC
Joseph Tempelberg
HET #5638, [illegible]37, 5622
323 Sunny Isles Blvd, STE. #501
Sunny Isle B[illegible]ch, FL 33160

9590 9402 6610 1028 6953 78

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7037

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
7/2/21

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

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

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

7019 2280 0002 0486 1372

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$

Sent To
2400 SW30 LLC/Current Tenant
F.O. #5622

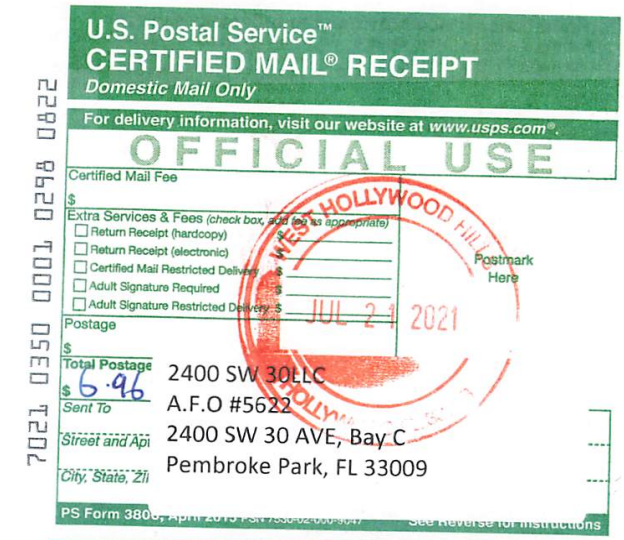
Street and Apt. No.
2400 SW 30 Ave, Bay C

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

WEST HOLLYWOOD HILLS
MAY 26 2021
HOLLYWOOD FL 330?3

Postmark Here

PS Form 3800, A[illegible]


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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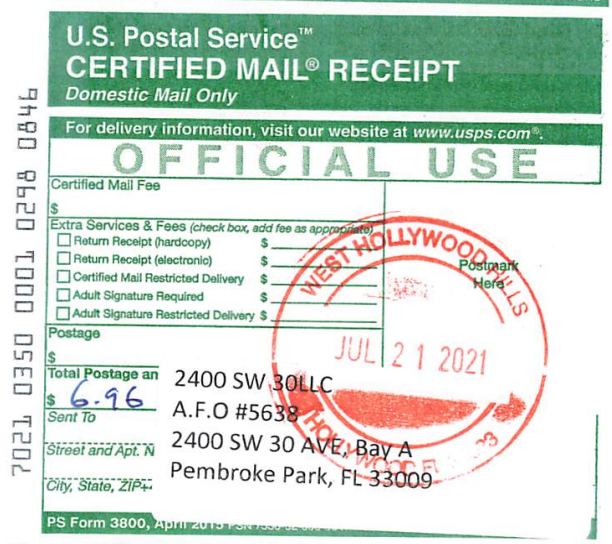
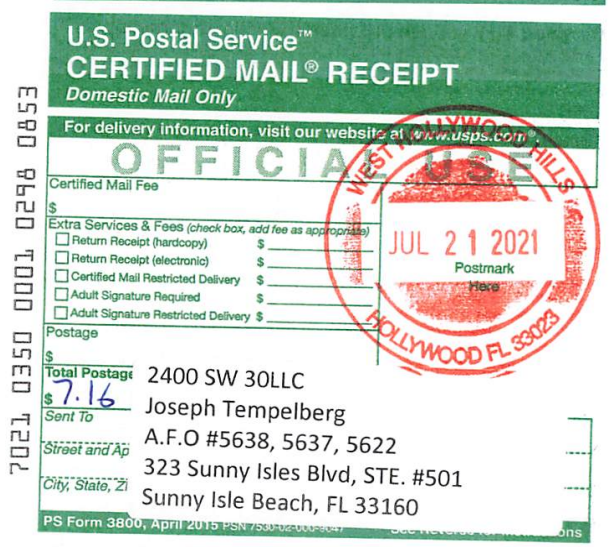
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
$ 6.96
Sent To
Street and Apt.
City, State, ZIP+4
2400 SW 30LLC
A.F.O #5622
2400 SW 30 AVE, Bay C
Pembroke Park, FL 33009
WEST HOLLYWOOD HILLS
JUL 21 2021
Postmark Here
PS Form 3800, April 2015
7021 0350 0001 0298 0822


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
$ 6.96
Sent To
Street and Ap
City, State, Zi
2400 SW 30LLC
A.F.O #5637
2400 SW 30 AVE, Bay B
Pembroke Park, FL 33009
WEST HOLLYWOOD HILLS
JUL 21 2021
HOLLYWOOD FL 33023
Postmark Here
PS Form 3800, April 2015
7021 0350 0001 0298 0839


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage an
$ 6.96
Sent To
Street and Apt. N
City, State, ZIP+4
2400 SW 30LLC
A.F.O #5638
2400 SW 30 AVE, Bay A
Pembroke Park, FL 33009
WEST HOLLYWOOD HILLS
JUL 21 2021
Postmark Here
PS Form 3800, April 2015
7021 0350 0001 0298 0846


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
$ 7.16
Sent To
Street and Ap
City, State, Zi
2400 SW 30LLC
Joseph Tempelberg
A.F.O #5638, 5637, 5622
323 Sunny Isles Blvd, STE. #501
Sunny Isle Beach, FL 33160
WEST HOLLYWOOD HILLS
JUL 21 2021
HOLLYWOOD FL 33023
Postmark Here
PS Form 3800, April 2015
7021 0350 0001 0298 0853


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 a
$ 6.96
Sent To
Street and Apt.
City, State, ZIP+4
2400 SW 30LLC
HET #5622
2400 SW 30 AVE, Bay C
Pembroke Park, FL 33009
WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here
PS Form 3800,
7021 0350 0001 0297 7068


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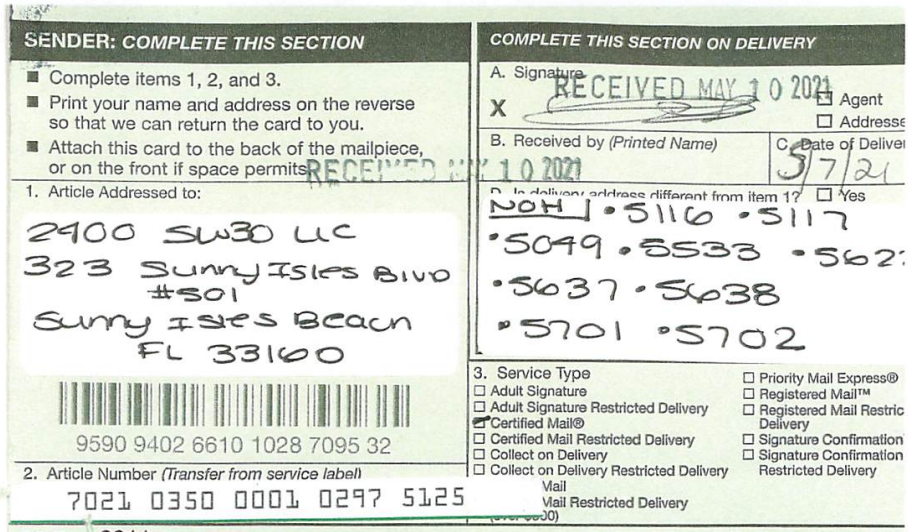
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage an
$ 6.96
Sent To
Street and Apt. No
City, State, ZIP+4
2400 SW 30LLC
HET #5637
2400 SW 30 AVE, Bay B
Pembroke Park, FL 33009
WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
7021 0350 0001 0297 7051



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

2400 SW30 LLC
323 Sunny Isles Blvd
#501
Sunny Isles Beach
FL 33160

9590 9402 6610 1028 7095 32

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 5125

COMPLETE THIS SECTION ON DELIVERY

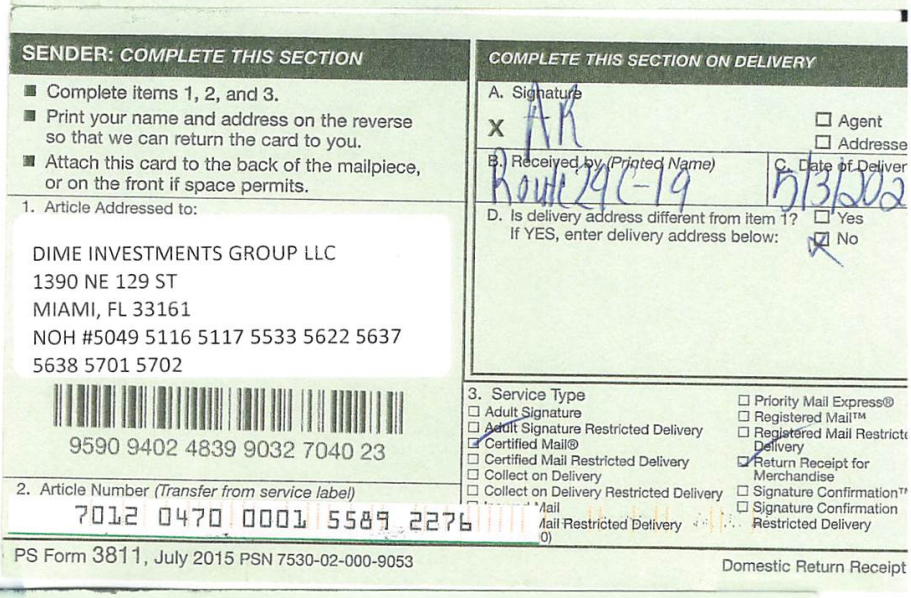
A. Signature
X RECEIVED MAY 10 2021 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* RECEIVED MAY 10 2021 C. Date of Delivery 5/7/21

D. Is delivery address different from item 1? ☐ Yes
NOH #5049 • 5116 • 5117 • 5533 • 562? • 5637 • 5638 • 5701 • 5702

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:

DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637 5638 5701 5702

9590 9402 4839 9032 7040 23

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2276

COMPLETE THIS SECTION ON DELIVERY

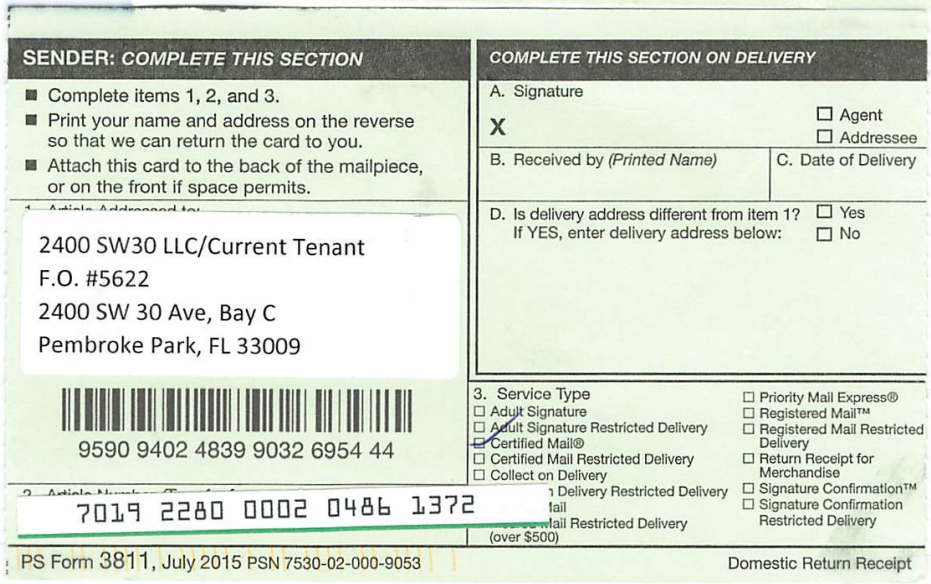
A. Signature
X AR ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Rowe 24-19 C. Date of Delivery 5/3/202

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



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.

2400 SW30 LLC/Current Tenant
F.O. #5622
2400 SW 30 Ave, Bay C
Pembroke Park, FL 33009

9590 9402 4839 9032 6954 44

7019 2280 0002 0486 1372

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

Code Dept.

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
#5638, 5622, 5637

Hasler
03/19/2021
US POSTAGE $000.91[0]
ZIP 33023
011D10656696

Sent To:
DIME INVESTMENT GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161

Case #:
5638

I OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
VOV #5637

Hasler
03/19/2021
US POSTAGE $000.51[0]
ZIP 33023
011D10656696

Current Tenant/Owner
Dime Investment Group LLC
2400 SW 30 Ave, Bay B
Pembroke Park, FL 33009



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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
$ 6.96

Sent To
2400 SW 30LLC
HET #5622

Street and Apt.
2400 SW 30 AVE, Bay C

City, State, ZIP
Pembroke Park, FL 33009

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

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

7021 0350 0001 0297 7068



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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
$ 6.96

Sent To
2400 SW 30LLC
HET #5637

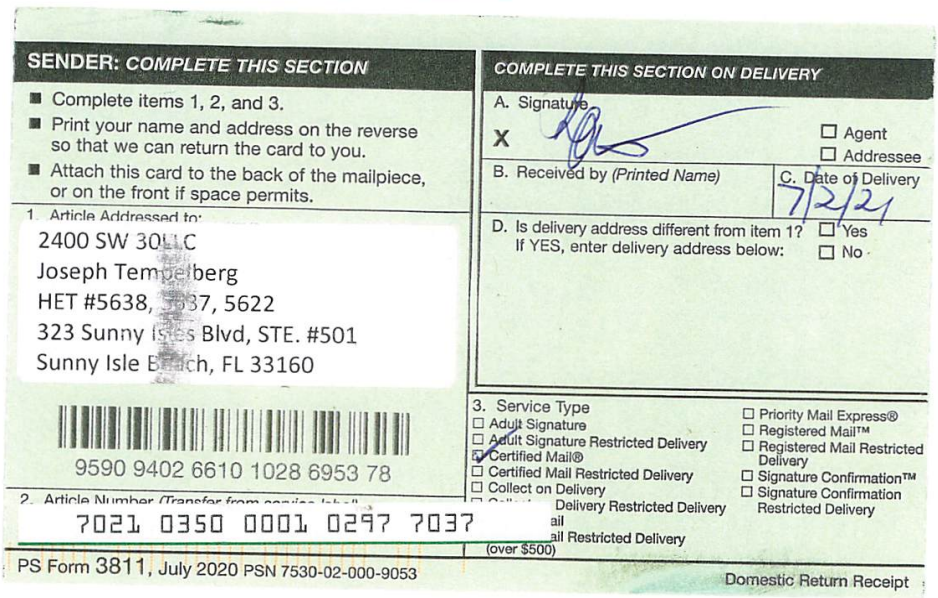
Street and Apt. No
2400 SW 30 AVE, Bay B

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

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

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

7021 0350 0001 0297 7051



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

1. Article Addressed to:

2400 SW 30LLC
Joseph Tem[illegible]berg
HET #5638, [illegible]37, 5622
323 Sunny I[illegible]s Blvd, STE. #501
Sunny Isle B[illegible]ch, FL 33160

9590 9402 6610 1028 6953 78

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7037

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

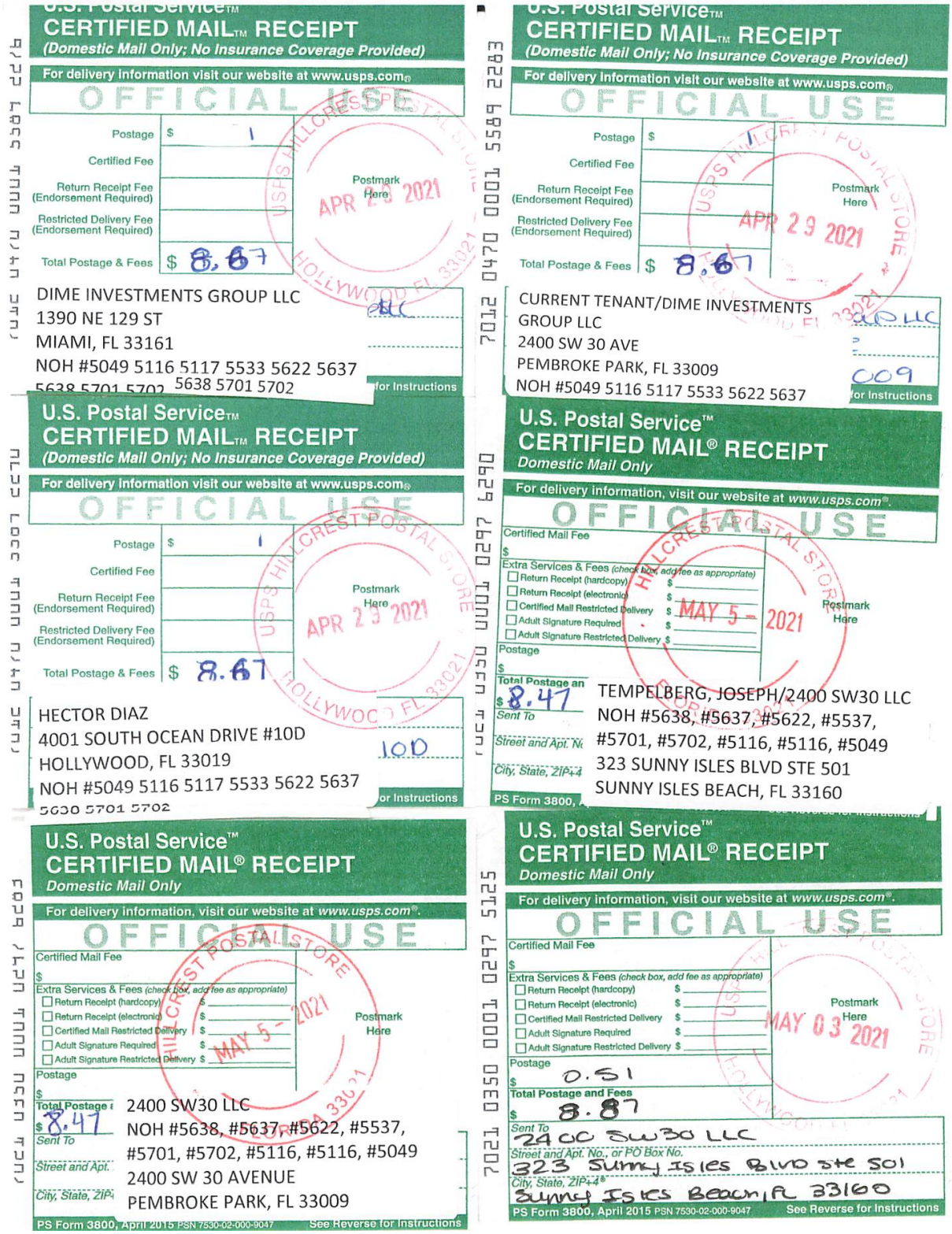
B. Received by (Printed Name)

C. Date of Delivery
7/2/21

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

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

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



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage	$ 1
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 8.67

Postmark Here
APR 29 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021

DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702 5638 5701 5702
...for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage	$ 1
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 8.67

Postmark Here
APR 29 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021

CURRENT TENANT/DIME INVESTMENTS GROUP LLC
2400 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH #5049 5116 5117 5533 5622 5637
...009
...for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage	$ 1
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 8.67

Postmark Here
APR 29 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021

HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
...10D
...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... $ 8.47
Sent To
Street and Apt. N...
City, State, ZIP+4
PS Form 3800, ...

Postmark Here
MAY 5 - 2021
HILLCREST POSTAL STORE

TEMPELBERG, JOSEPH/2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

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... $ 8.47
Sent To
Street and Apt. ...
City, State, ZIP+...

Postmark Here
MAY 5 - 2021
HILLCREST POSTAL STORE

2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
2400 SW 30 AVENUE
PEMBROKE PARK, FL 33009

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 $ 0.51
Total Postage and Fees $ 8.87
Sent To 2400 SW30 LLC
Street and Apt. No., or PO Box No. 323 Sunny Isles Blvd Ste 501
City, State, ZIP+4® Sunny Isles Beach, FL 33160

Postmark Here
MAY 03 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	2400 SW30 LLC
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160

ID #	5142 21 01 0109
Millage	0613
Use	48

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$233,080	$2,066,680	$2,299,760	$1,478,460	
2020	$233,080	$1,110,980	$1,344,060	$1,344,060	$29,007.23
2019	$233,080	$1,101,600	$1,334,680	$1,299,850	$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Portability	0	0	0	0
Assessed/SOH	$1,478,460	$2,299,760	$1,478,460	$1,478,460
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,478,460	$2,299,760	$1,478,460	$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	117087319
8/12/2015	WD-Q	$1,040,000	113173864
3/17/2008	QCD-T	$100	45229 / 1760
11/30/2001	DR*	$100	32519 / 415
8/28/1992	QC*	$100	19928 / 941

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	25,898	SF

Adj. Bldg. S.F. (Card, Sketch) 16915

Eff./Act. Year Built: 1972/1971

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

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

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number	L20000397184
FEI/EIN Number	N/A
Date Filed	12/30/2020
State	FL
Status	ACTIVE

Principal Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
12/30/2020 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)	
Petitioner)	
vs.)	
)	
2400 SW 30 LLC	CASE NO. 5622
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 AVE, PEMBROKE PARK, FL, 33009. #BAY C

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2400 SW 30 AVE, PEMBROKE PARK, FL, 33009. #BAY C

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 2400 SW 30 LLC AT 10:21 A.M. ON THE 5 DAY OF AUGUST 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.

J. Ramirez
AFFIANT

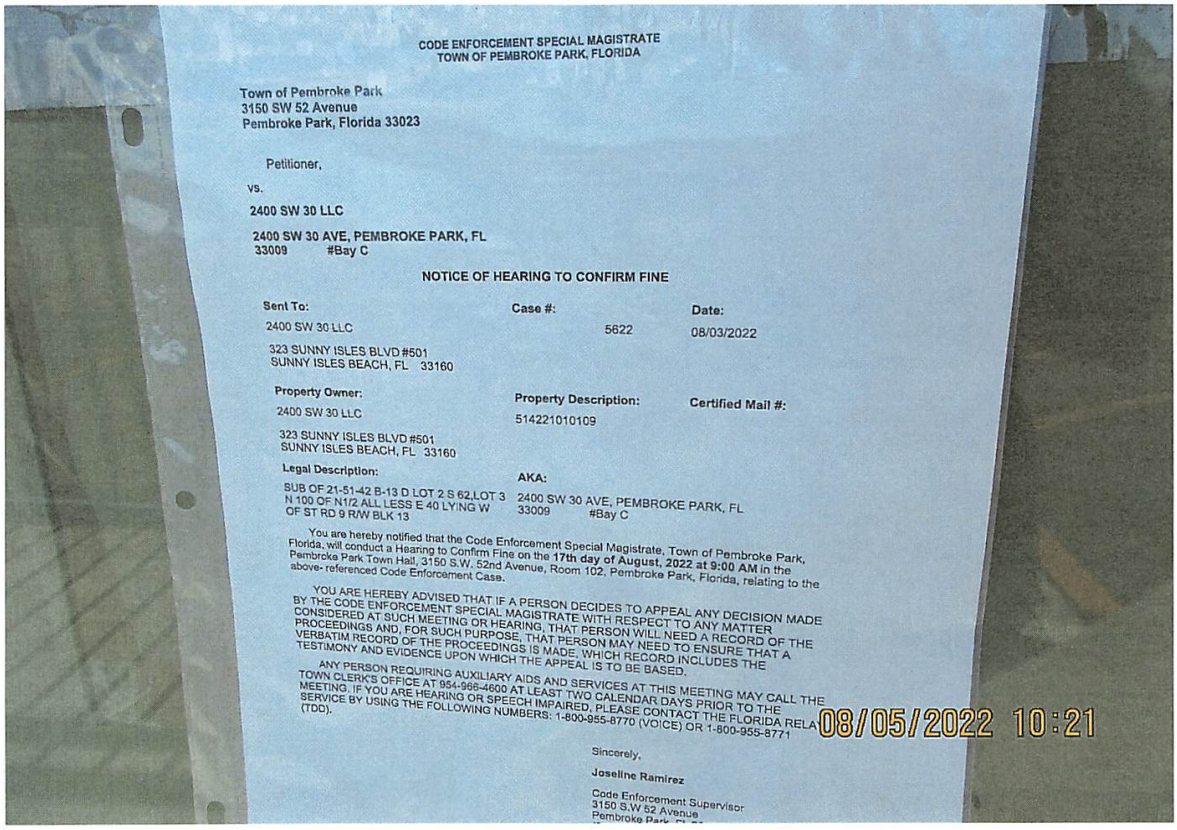
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay C

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	5622	08/03/2022

Property Owner:	Property Description:	Certified Mail #:
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	514221010109	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62.LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay C

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 August, 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 RELA 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay C

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
2400 SW 30 LLC	5622	08/03/2022
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		

Property Owner:	**Property Description:**	**Certified Mail #:**
2400 SW 30 LLC	514221010109	
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay C

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 August, 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

Town of Pembroke Park

INVOICE

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

Bill To:

2400 SW30 LLC
323 SUNNY ISLES BLVD #501,
SUNNY ISLES BEACH, FL,
33160

DATE: August 5, 2022
INVOICE # 428
FOR:

Case # 5622
2400 SW30 LLC
2400 SW 30 AVE,
PEMBROKE PARK, FL, 33009
#BAY C

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105; 5-17 and 5-2(a)(b)		
	Amended Final Order 07/20/2021		
303	Day(s) of Per Diem from (10/18/21-08/17/2022)	$ 100.00	$ 30,300.00
1	Admin Fee	$ 100.00	$ 100.00
		Balance	$ 30,400.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 2400 SW30 LLC Respondent(s)	Case No.: 5622

AMENDED 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(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2400 SW 30 Avenue, Bay C, Pembroke Park, FL 33009

PROPERTY OWNER: 2400 SW30 LLC, 323 Sunny Isles Blvd #501, Sunny Isles, FL 33160

FOLIO NO.: 5142 21 01 0109

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a)(b) **WITHIN 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 $100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 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, 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 21 day of July, 2021.

Joseline Ramirez
Chief 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. 2400 SW30 LLC Respondent(s)	)	Case No.: 5622

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2400 SW 30 Avenue, Bay C, Pembroke Park, FL 33009

PROPERTY OWNER: 2400 SW30 LLC, 323 Sunny Isles Blvd #501, Sunny Isles, FL 33160

FOLIO NO.: 514221010109

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a)(b) **WITHIN 30th DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Case 5638
Case 5637
Case 5622
Case 5533

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 26 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

2400 SW 30 LLC CASE NO. 5622

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC
TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2400 SW 30 AVE, BAY C, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 2400 SW 30 LLC AT 2:37 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

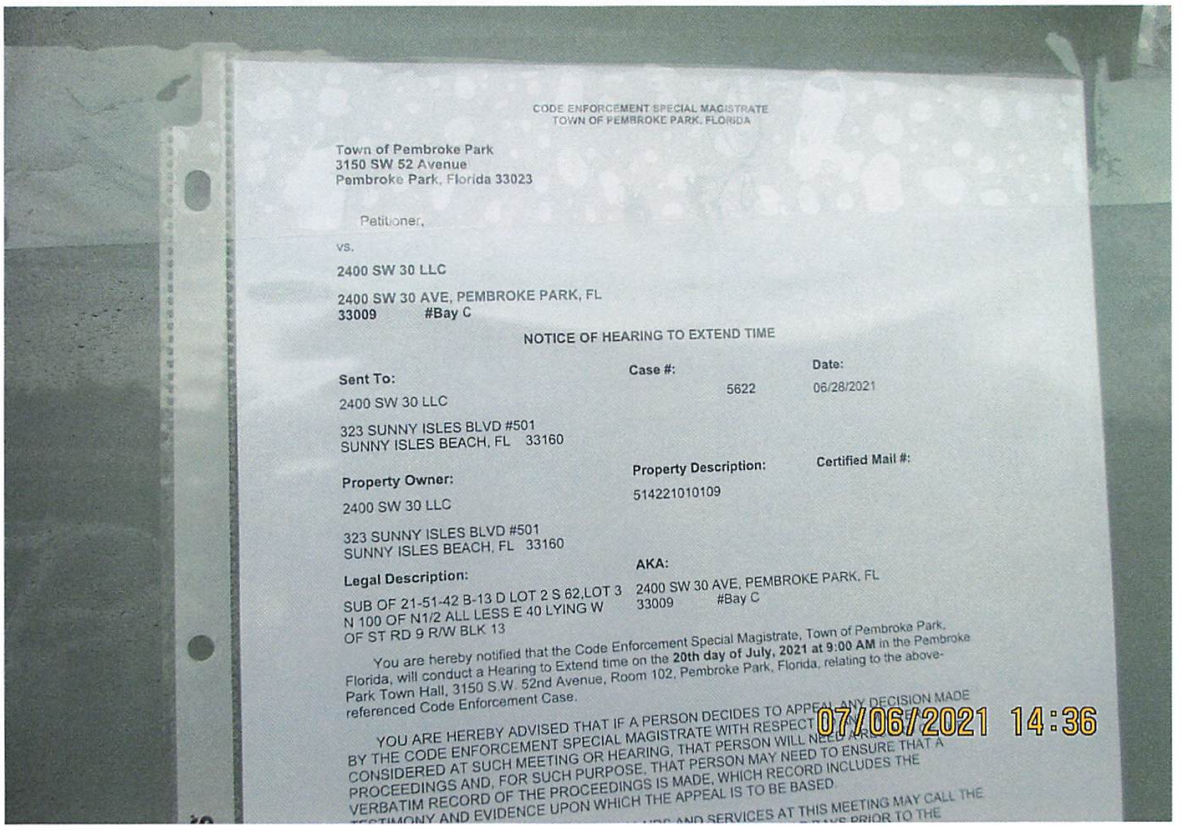
AFFIANT

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

Signature

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

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay C

NOTICE OF HEARING TO EXTEND TIME

Sent To:
2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #: 5622

Date: 06/28/2021

Property Owner:
2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Property Description:
514221010109

Certified Mail #:

Legal Description:
SUB OF 21-51-42 B-13 D LOT 2 S 62.LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

AKA:
2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay C

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED 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.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING SPECIAL ACCOMMODATIONS AND SERVICES AT THIS MEETING MAY CALL THE [illegible] PRIOR TO THE

07/06/2021 14:36



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay C

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	5622	06/28/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	514221010109	

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay C

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

PR

May 28, 2021

From: 2400 SW 30 LLC

2400 SW 30 Ave

Pembroke Park, Fl 33009

Attn.: Paltiel Ratzenberg, Director of Operations

Re: Cases 5637

5622

5533 - NO - DENIED

5638

To: Code Enforcement Special Magistrate

Town of Pembroke Park, Florida

Dear Magistrate,

We are in received of the Final Order on the above referred cases after the Official hearing that took place on May 18th, 2021. First, I would like to apologize for not being present at that hearing, we were celebrating a Jewish holiday called Shavout. As being observants Jews, we would not have been able to attend. However, I personally apologize for not giving previous notice for an extension. Somehow, the mailed notices did not get to me until after the fact. This has been corrected. All future correspondence of this matter will come directly to me.

With that being said, I'd like to inform you that we have addressed these issues for a few months already. We have submitted plans to both Town of Pembroke Park and Broward County Environmental and plan reviews. The process numbers for The Town of Pembroke Park are 93134 for Bay B (2), and 92914 for Bay C (3). We have not submitted anything yet regarding Bay A (1), since plans are still in review at Broward County Environmental and Transportation Department. Once approved, we will make the proper application at the Town Building Department. The process numbers in Broward County are:

Bay C (3) Asbestos Responsibility approved on 3/2/21 app. # 91817

Bay B (2) Asbestos Responsibility approved on 4/14/21 app. # 95465

Bay A (1) Asbestos Responsibility approved on 5/5/21 app. # 97390

Bay B (2) Development & Environmental Review approved 4/15/21 app.# 434364

PR

Bay A (1) Development & Environmental Review IN REVIEW as of 5/5/21 app. # 434765

Bay C (2) Development & Environmental Review CANCELLED (does not apply) app. # 434367

Your Honor, we kindly request an additional 90 days to the 30 days you have stated in order to comply with these violations. We are hoping in getting permit approvals from Building reviewers possibly by next week, after that we only need couple of weeks to make corrections and be within code.

I appreciate in advance your kind attention, and should you need more information, please do not hesitate in contacting me directly. You can also contact our contractor Moises Salama from Housedoctors, Inc. at 786-344-5354. He is more informed regarding the actual work needed to be done to correct the violations and is in constant contact with our architect and engineer as well as City's Building Department.

Thanks,

Paltiel Ratzenberg

Director of Operations

2400 sw 30 LLC.

Fume

Email: Accounting@officialfume.com

PALTIEL RATZENBERG

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 2400 SW30 LLC Respondent(s)	)	Case No.: 5622

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2400 SW 30 Avenue, Bay C, Pembroke Park, FL 33009

PROPERTY OWNER: 2400 SW30 LLC, 323 Sunny Isles Blvd #501, Sunny Isles, FL 33160

FOLIO NO.: 514221010109

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a)(b) **WITHIN 30th DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Case 5638
Case 5637
Case 5622
Case 5533

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 26 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5622
2400 SW 30 LLC

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2400 SW 30 AVENUE, BAY C, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED 2400 SW 30 LLC
AT 10:08 A.M. /P.M. ON THE 11 DAY OF 5 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by JOSELINE RAMIREZ as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____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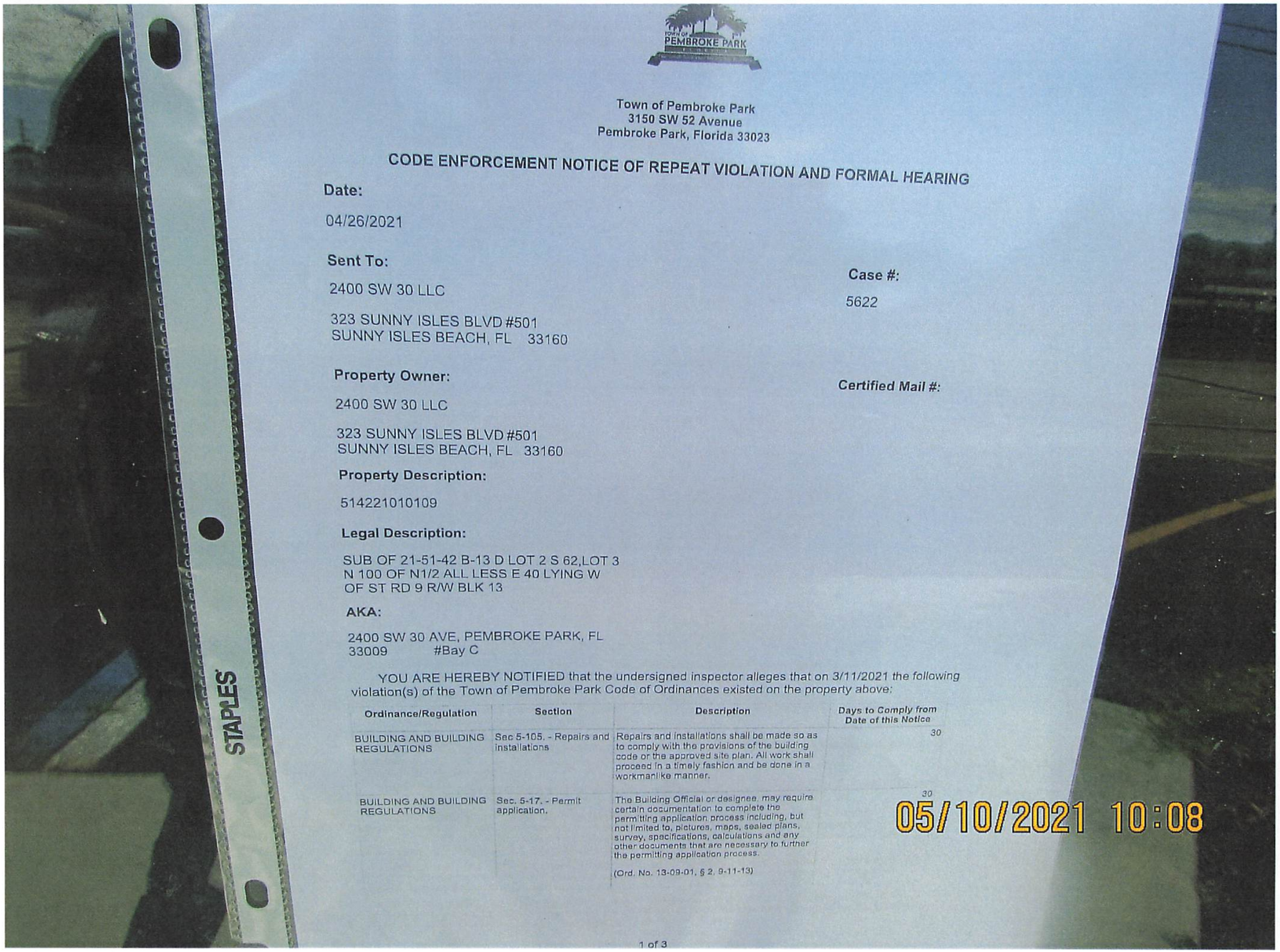
05/10/2021 10:07



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5622

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay C

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2021 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

05/10/2021 10:08

1 of 3

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3150 SW 52 Avenue
Pembroke Park, Florida 33023

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04/26/2021

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323 SUNNY ISLES BLVD #501
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Case #:

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SUNNY ISLES BEACH, FL 33160

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AKA:

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

1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections (process #92914).
3. Installed new garage door without a permit. Obtain plans, permit and inspections
4. Sealed and patched walls where door and equipment existed without a permit. Obtain plans, permit and inspections
5. Double permit fee assessed.

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.

Joseline Ramirez

Chief Code Enforcement Officer



4/26/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	5622	03/11/2021

Property Owner:	Property Description:	Certified Mail #:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	514221010109	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay C

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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Notes/Means of Correction:

1. Stop Work Order.
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Joseline Ramirez
Chief Code Enforcement Officer


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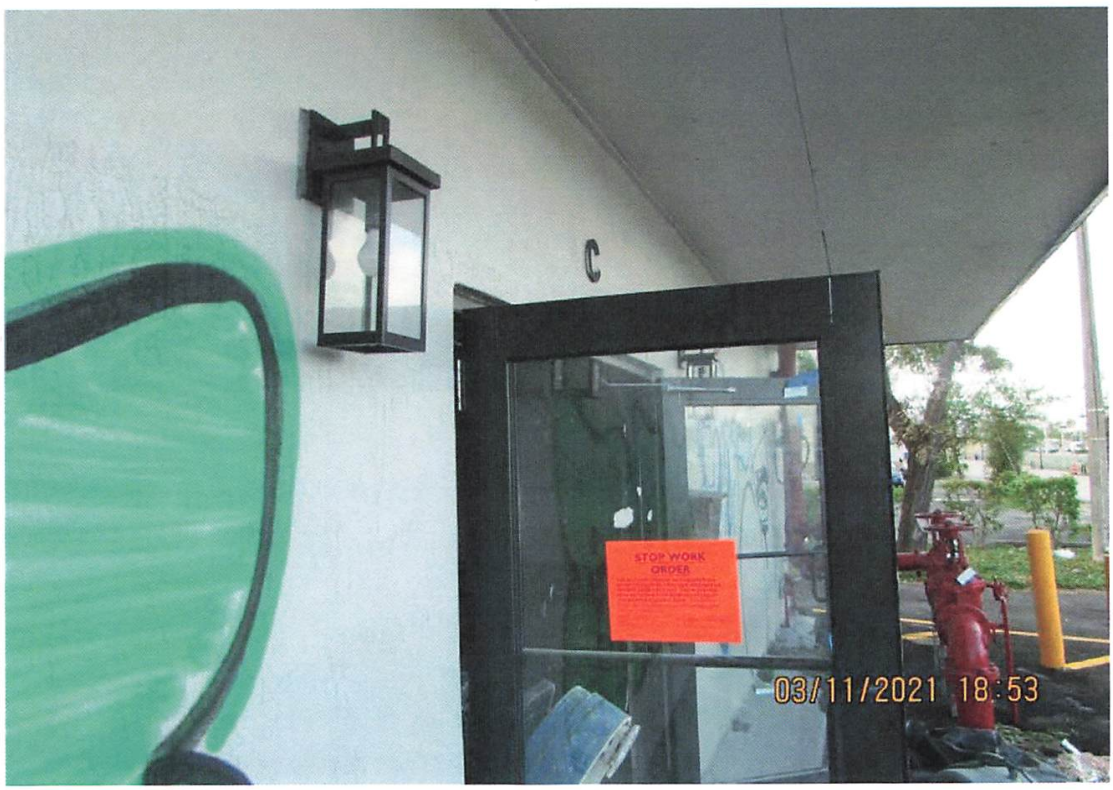
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03/11/2021 18:53


B
STOP WORK ORDER
DELIVERIES TO THE BACK
03/11/2021 18:53


C
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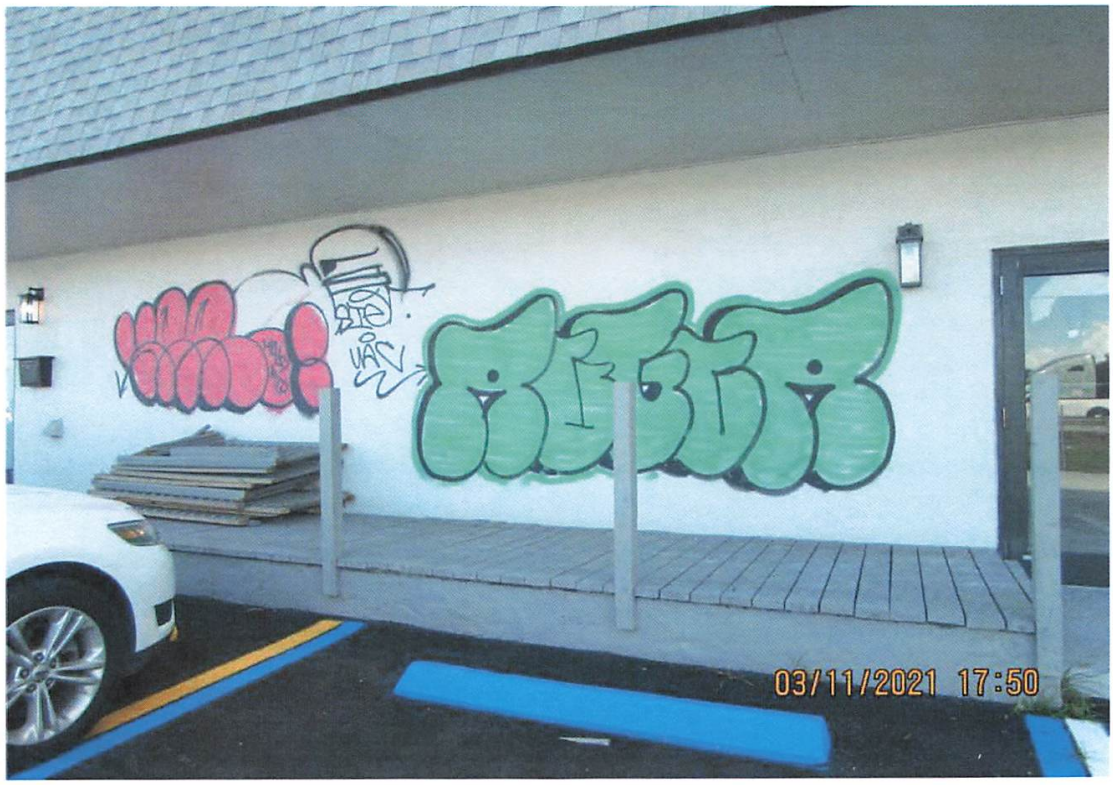
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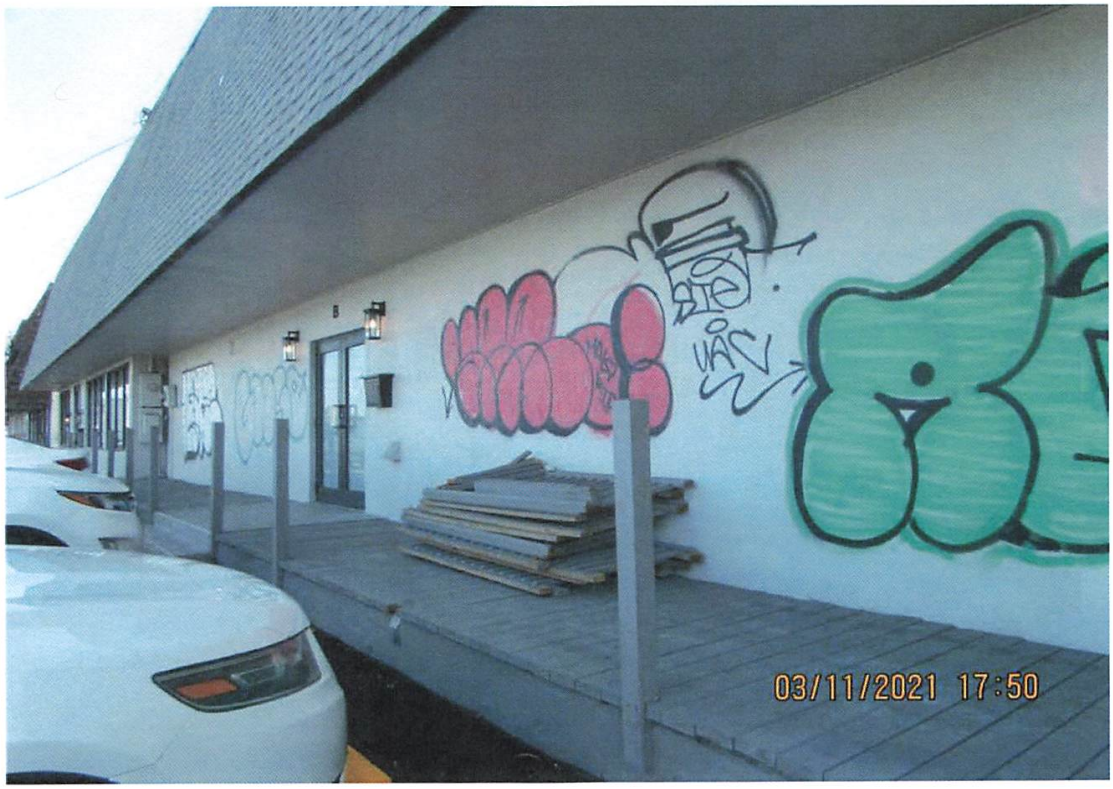
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EXIT
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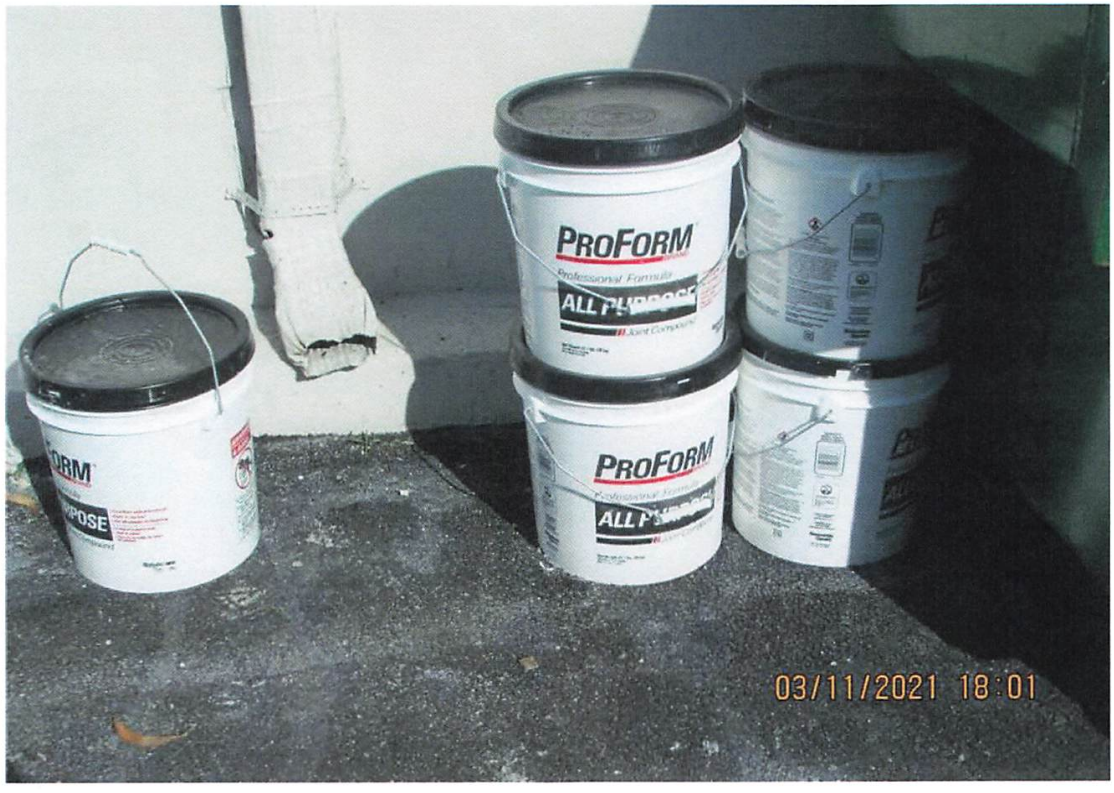
03/11/2021 18:00


03/11/2021 18:01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03/17/2021 11:22

Code Dept.
N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
#5638, 5622, 5637

Hasler FIRST CLASS MAIL
03/19/2021
US POSTAGE $000.91º
ZIP 33023
011D10656696

Sent To:
DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

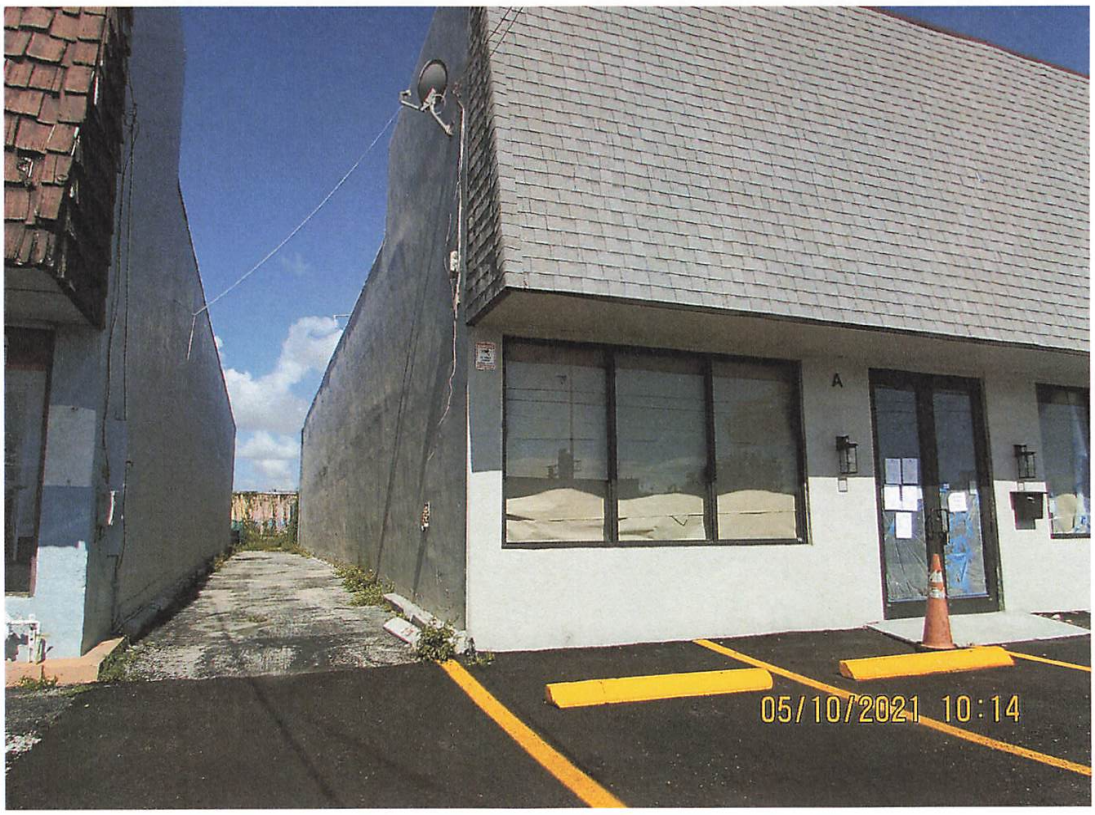
Case #:
5638

Code Dept.
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023
OV #5638

Hasler FIRST CLASS MAIL
03/19/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

Current Tenant/Owner
Dime Investment
2400 SW 30 Ave, Bay A
Pembroke Park FL 33009


A
DELIVERIES
TO THE
BACK
05/10/2021 10:13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C
05/10/2021 10:07


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TO THE
BACK
05/10/2021 10:10

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Case #:

5622

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1390 NE 129 ST
MIAMI, FL 33161

Certified Mail #:

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514221010109

Legal Description:

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AKA:

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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections (process #92914).
3. Installed new garage door without a permit. Obtain plans, permit and inspections
4. Sealed and patched walls where door and equipment existed without a permit. Obtain plans, permit and inspections
5. Double permit fee assessed.

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.

Joseline Ramirez

Chief Code Enforcement Officer

4/26/2021

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

Legal Description

Case Status Open **Case #** 5637 **Date Next Inspection** 8/17/2022

Notes
1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections.
3. Installed new garage door without a permit. Obtain plans, permit and inspections.
4. Sealed and patched walls where equipment existed without a permit. Obtain plans, permit and inspections
5. Double permit fee assessed.

Not in compliance as of 8/15/22

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/11/2021		Notice of Violation	Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail
6/28/2021	7/20/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
7/22/2021	7/20/2021	Amended Final Order	Certified Mail
8/3/2022	8/17/2022	Notice of Formal Hearing - Confirm Fine	Certified Mail 8/3/22 Posted to Property 8/5/22

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: 8/17/2022
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: 8/17/2022

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: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 8/17/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$33,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$33,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$33,200.00**



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

Postage
$ 7.82

Total Postage and Fees
$

Sent To 2400 SW30 LLC
H.C.F #5533, #5638, #5622, #5637

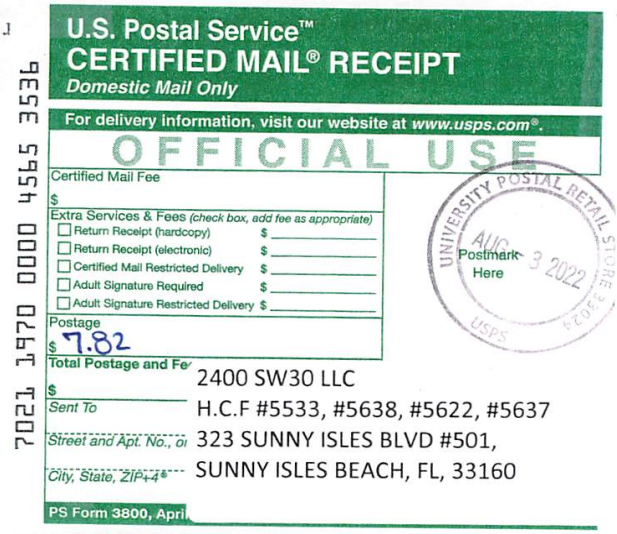
Street and Apt. No., or PO Box No. 2400 SW 30 AVENUE,

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

PS Form 3800, April

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
AUG - 3 2022
USPS

7021 1970 0000 4565 3529



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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fee
$

Sent To 2400 SW30 LLC
H.C.F #5533, #5638, #5622, #5637

Street and Apt. No., o 323 SUNNY ISLES BLVD #501,

City, State, ZIP+4® SUNNY ISLES BEACH, FL, 33160

PS Form 3800, Apri

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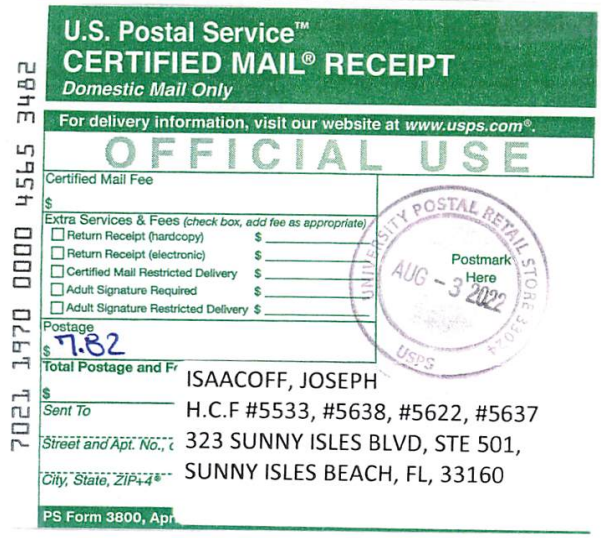
USPS

7021 1970 0000 4565 3536



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

Postage
$ 7.82

Total Postage and Fr
$

Sent To ISAACOFF, JOSEPH
H.C.F #5533, #5638, #5622, #5637

Street and Apt. No., 323 SUNNY ISLES BLVD, STE 501,

City, State, ZIP+4® SUNNY ISLES BEACH, FL, 33160

PS Form 3800, Apr

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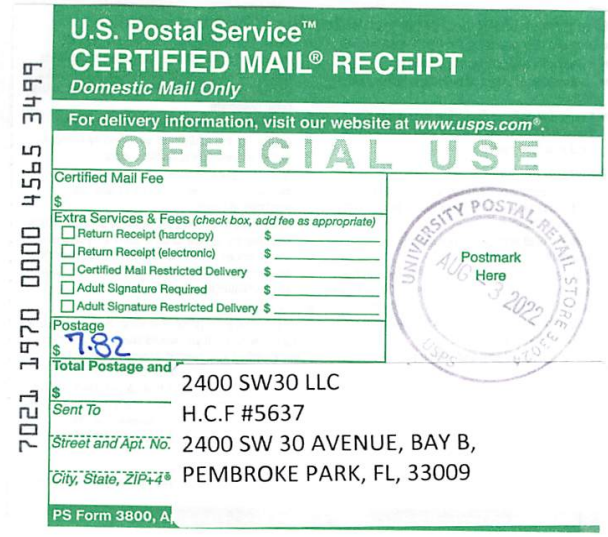
Postmark Here
AUG - 3 2022
USPS

7021 1970 0000 4565 3482



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

Postage
$ 7.82

Total Postage and
$

Sent To 2400 SW30 LLC
H.C.F #5637

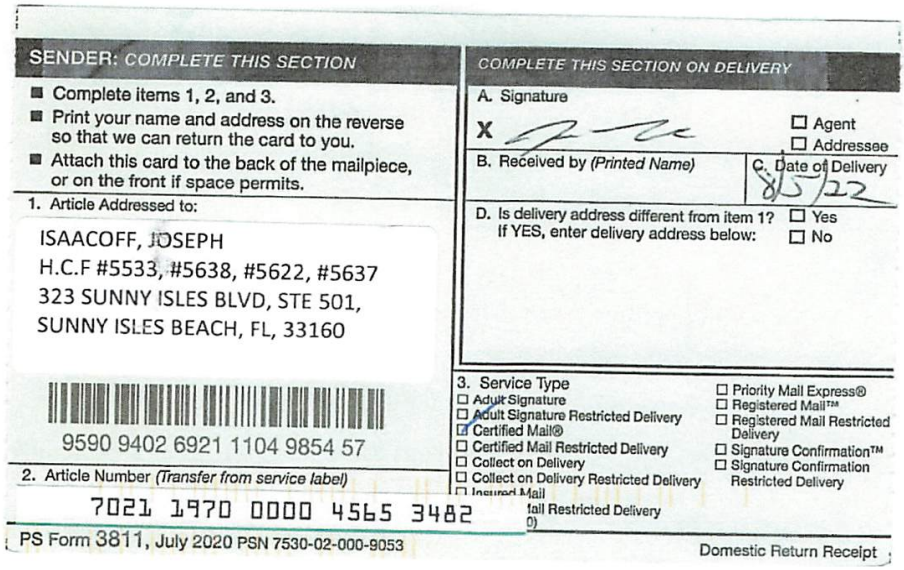
Street and Apt. No. 2400 SW 30 AVENUE, BAY B,

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

PS Form 3800, A

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
AUG - 3 2022
USPS

7021 1970 0000 4565 3499



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:

ISAACOFF, JOSEPH
H.C.F #5533, #5638, #5622, #5637
323 SUNNY ISLES BLVD, STE 501,
SUNNY ISLES BEACH, FL, 33160

9590 9402 6921 1104 9854 57

2. Article Number (Transfer from service label)

7021 1970 0000 4565 3482

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)

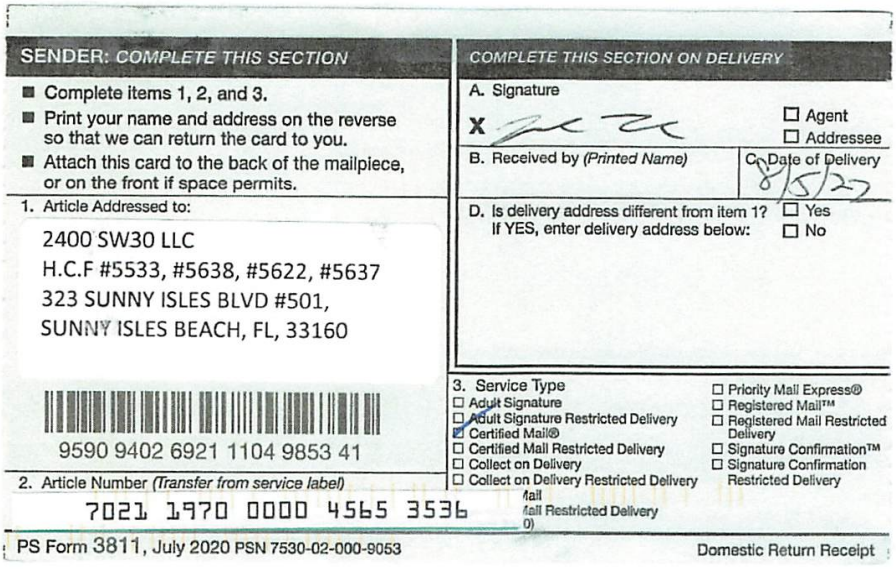
C. Date of Delivery
8/5/22

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
☐ 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:

2400 SW30 LLC
H.C.F #5533, #5638, #5622, #5637
323 SUNNY ISLES BLVD #501,
SUNNY ISLES BEACH, FL, 33160

9590 9402 6921 1104 9853 41

2. Article Number (Transfer from service label)

7021 1970 0000 4565 3536

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)

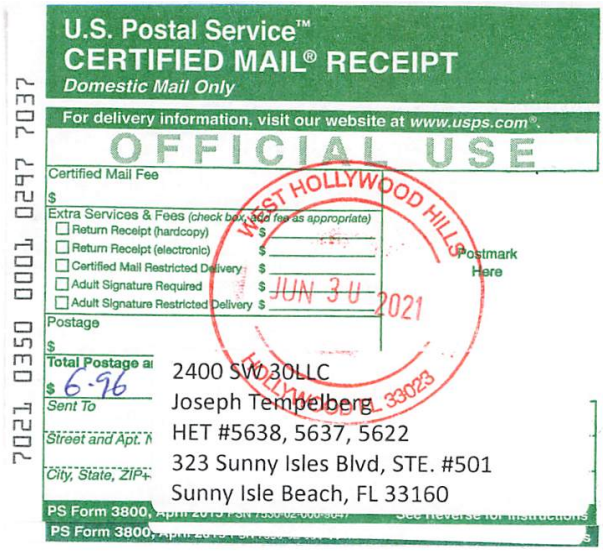
C. Date of Delivery
8/5/22

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

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 $ JUN 30 2021
☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 6.96

Sent To
2400 SW 30LLC
Joseph Tempelberg
HET #5638, 5637, 5622

Street and Apt. No.
323 Sunny Isles Blvd, STE. #501

City, State, ZIP+4
Sunny Isle Beach, FL 33160

WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

Postmark Here

7021 0350 0001 0297 7037

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



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $ JUN 30 2021
☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 6.96

Sent To
2400 SW 30LLC
HET #5637

Street and Apt. No.
2400 SW 30 AVE, Bay B

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

WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

Postmark Here

7021 0350 0001 0297 7051

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
2400 SW 30LLC
Joseph Tempelberg
HET #5638, 5637, 5622
323 Sunny Isles Blvd, STE. #501
Sunny Isle Beach, FL 33160

9590 9402 6610 1028 6953 78

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7037

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

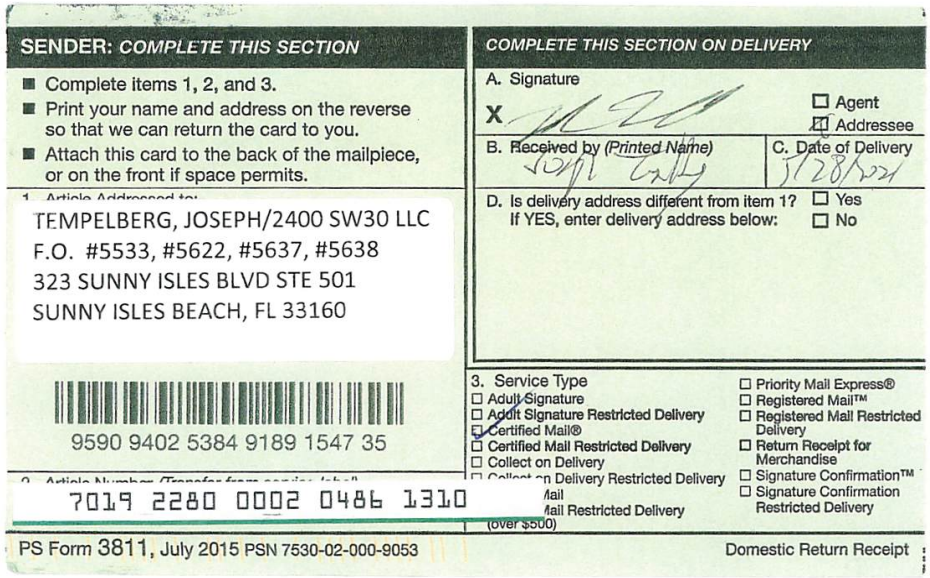
B. Received by (Printed Name)

C. Date of Delivery
7/2/21

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

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

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



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:

TEMPELBERG, JOSEPH/2400 SW30 LLC
F.O. #5533, #5622, #5637, #5638
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

9590 9402 5384 9189 1547 35

2. Article Number (Transfer from service label)

7019 2280 0002 0486 1310

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☑ Addressee

B. Received by (Printed Name)

C. Date of Delivery

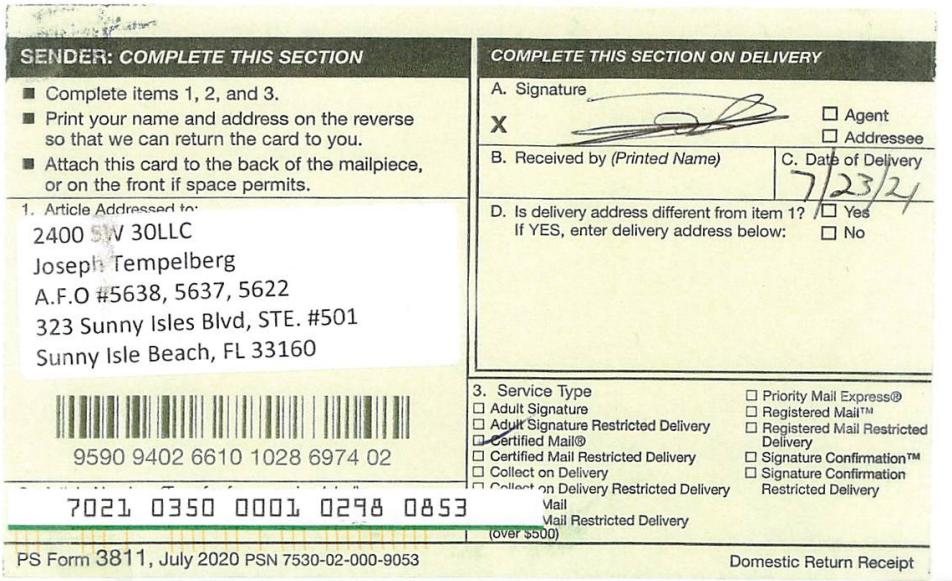
5/28/2021

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

2400 SW 30LLC
Joseph Tempelberg
A.F.O #5638, 5637, 5622
323 Sunny Isles Blvd, STE. #501
Sunny Isle Beach, FL 33160

9590 9402 6610 1028 6974 02

7021 0350 0001 0298 0853

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

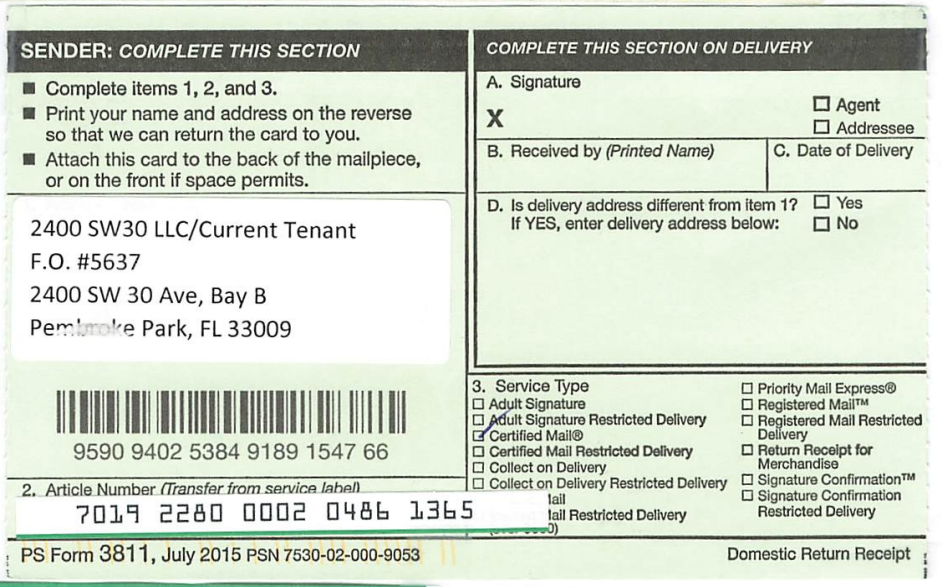
B. Received by *(Printed Name)*

C. Date of Delivery
7/23/24

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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



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.

2400 SW30 LLC/Current Tenant
F.O. #5637
2400 SW 30 Ave, Bay B
Pembroke Park, FL 33009

9590 9402 5384 9189 1547 66

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 1365

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

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

PS Form 3811, July 2015 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
$

Total Postage
$

Sent To
2400 SW30 LLC/Current Tenant

Street and Apt
F.O. #5637
2400 SW 30 Ave, Bay B

City, State, ZI
Pembroke Park, FL 33009

PS Form 380

WEST HOLLYWOOD FL
MAY 26 2021
HOLLYWOOD FL 33023

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7019 2280 0002 0486 1365


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
WEST HOLLYWOOD HILLS
MAY 26 2021
Postmark Here
7019 2280 0002 0486 1358
2400 SW30 LLC/Current Tenant
F.O. #5533, #5638
2400 SW 30 Ave, Bay A
Pembroke Park, FL 33009


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
WEST HOLLYWOOD HILLS
MAY 26 2021
Postmark Here
7019 2280 0002 0486 1310
TEMPELBERG, JOSEPH/2400 SW30 LLC
F.O. #5533, #5622, #5637, #5638
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
$ 6.96
Sent To
Street and Apt
City, State, Zi
2400 SW 30LLC
A.F.O #5622
2400 SW 30 AVE, Bay C
Pembroke Park, FL 33009
WEST HOLLYWOOD HILLS
JUL 21 2021
Postmark Here
PS Form 3800, April 2015
7021 0350 0001 0298 0822


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
Certified Mail Fee
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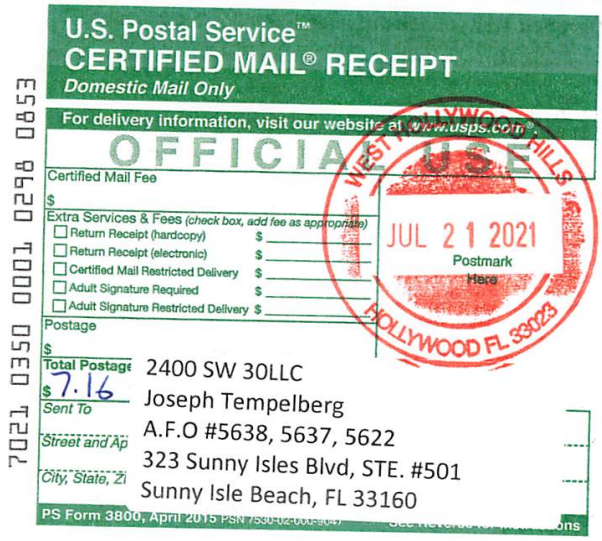
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
$ 6.96
Sent To
Street and Ap
City, State, Zi
2400 SW 30LLC
A.F.O #5637
2400 SW 30 AVE, Bay B
Pembroke Park, FL 33009
WEST HOLLYWOOD HILLS
JUL 21 2021
FL 33023
Postmark Here
PS Form 3800, April 2015
7021 0350 0001 0298 0839


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage an
$ 6.96
Sent To
Street and Apt. N
City, State, ZIP+
2400 SW 30LLC
A.F.O #5638
2400 SW 30 AVE, Bay A
Pembroke Park, FL 33009
WEST HOLLYWOOD HILLS
JUL 21 2021
Postmark Here
PS Form 3800, April 2015
7021 0350 0001 0298 0846


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
$ 7.16
Sent To
Street and Ap
City, State, Zi
2400 SW 30LLC
Joseph Tempelberg
A.F.O #5638, 5637, 5622
323 Sunny Isles Blvd, STE. #501
Sunny Isle Beach, FL 33160
WEST HOLLYWOOD HILLS
JUL 21 2021
HOLLYWOOD FL 33023
Postmark Here
PS Form 3800, April 2015
7021 0350 0001 0298 0853

DIVISION OF CORPORATIONS

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

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number	L20000397184
FEI/EIN Number	N/A
Date Filed	12/30/2020
State	FL
Status	ACTIVE

Principal Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
12/30/2020 -- Florida Limited Liability	View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	2400 SW30 LLC
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160

ID #	5142 21 01 0109
Millage	0613
Use	48

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

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

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

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$233,080	$2,066,680	$2,299,760	$1,478,460	
2020	$233,080	$1,110,980	$1,344,060	$1,344,060	$29,007.23
2019	$233,080	$1,101,600	$1,334,680	$1,299,850	$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Portability	0	0	0	0
Assessed/SOH	$1,478,460	$2,299,760	$1,478,460	$1,478,460
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,478,460	$2,299,760	$1,478,460	$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	117087319
8/12/2015	WD-Q	$1,040,000	113173864
3/17/2008	QCD-T	$100	45229 / 1760
11/30/2001	DR*	$100	32519 / 415
8/28/1992	QC*	$100	19928 / 941

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
2400 SW 30 LLC		CASE NO. 5637
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 AVE, PEMBROKE PARK, FL, 33009. #BAY B

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2400 SW 30 AVE, PEMBROKE PARK, FL, 33009. #BAY B

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 2400 SW 30 LLC AT 10:20 A.M. ON THE 5 DAY OF AUGUST 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.

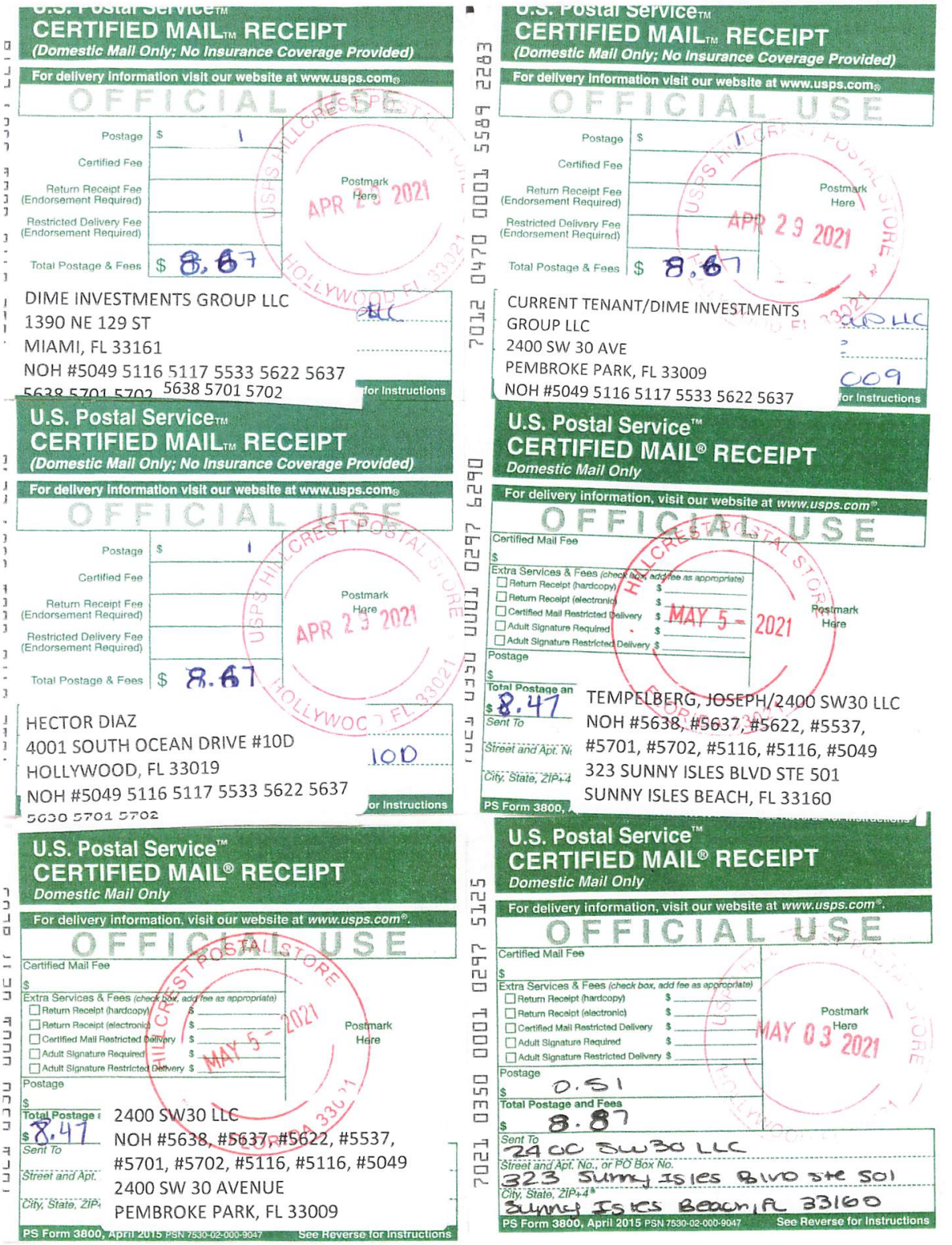
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of August, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here APR 23 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
7012 0470 0001 5589 2283

U.S. Postal Service™
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For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here APR 23 2021
USPS HILLCREST POSTAL STORE
CURRENT TENANT/DIME INVESTMENTS
GROUP LLC
2400 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH #5049 5116 5117 5533 5622 5637
009

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here APR 23 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
10D
7012 0350 0001 0297 6290

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 and Fees $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
Postmark Here MAY 5 - 2021
HILLCREST POSTAL STORE
TEMPELBERG, JOSEPH/2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

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 $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
Postmark Here MAY 5 - 2021
HILLCREST POSTAL STORE
2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
2400 SW 30 AVENUE
PEMBROKE PARK, FL 33009

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 $ 0.51
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees $ 8.87
Sent To 2400 SW30 LLC
Street and Apt. No., or PO Box No. 323 Sunny Isles Blvd Ste 501
City, State, ZIP+4 Sunny Isles Beach, FL 33160
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
Postmark Here MAY 03 2021
USPS HILLCREST POSTAL STORE
7021 0350 0001 0297 5125

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.

RECEIVED MAY 10 2021

1. Article Addressed to:

2400 SW30 LLC
323 Sunny Isles Blvd
#501
Sunny Isles Beach
FL 33160

9590 9402 6610 1028 7095 32

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 5125

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED MAY 10 2021 ☐ Agent ☐ Addressee

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

D. Is delivery address different from item 1? ☐ Yes
NOH • 5116 • 5117 • 5049 • 5533 • 562? • 5637 • 5638 • 5701 • 5702

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 Restric 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:

DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637 5638 5701 5702

9590 9402 4839 9032 7040 23

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2276

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AK ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
Route 29C-19 5/3/202

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 Restricte Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Code Dept.
N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
#5638, 5622, 5637

Hasler FIRST CLASS MAIL
03/19/2021
US POSTAGE $000.91º
ZIP 33023
011D10656696

Sent To:
DIME INVESTMENT GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161

Case #:
5638

Code Dept.
OF PEMBROKE PARK
ID AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV# 5622

Hasler FIRST CLASS MAIL
03/19/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

Current Tenant / Owner
Dime Investment Group LLC
2400 SW 30 Ave, Bay C
Pembroke Park, FL 33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	2400 SW30 LLC
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160

ID #	5142 21 01 0109
Millage	0613
Use	48

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

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

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

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	County	School Board	Municipal	Independent
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Portability	0	0	0	0
Assessed/SOH	$1,478,460	$2,299,760	$1,478,460	$1,478,460
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,478,460	$2,299,760	$1,478,460	$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	117087319
8/12/2015	WD-Q	$1,040,000	113173864
3/17/2008	QCD-T	$100	45229 / 1760
11/30/2001	DR*	$100	32519 / 415
8/28/1992	QC*	$100	19928 / 941

* Denotes Multi-Parcel Sale (See Deed)

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Price	Factor	Type
$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number	L20000397184
FEI/EIN Number	N/A
Date Filed	12/30/2020
State	FL
Status	ACTIVE

Principal Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

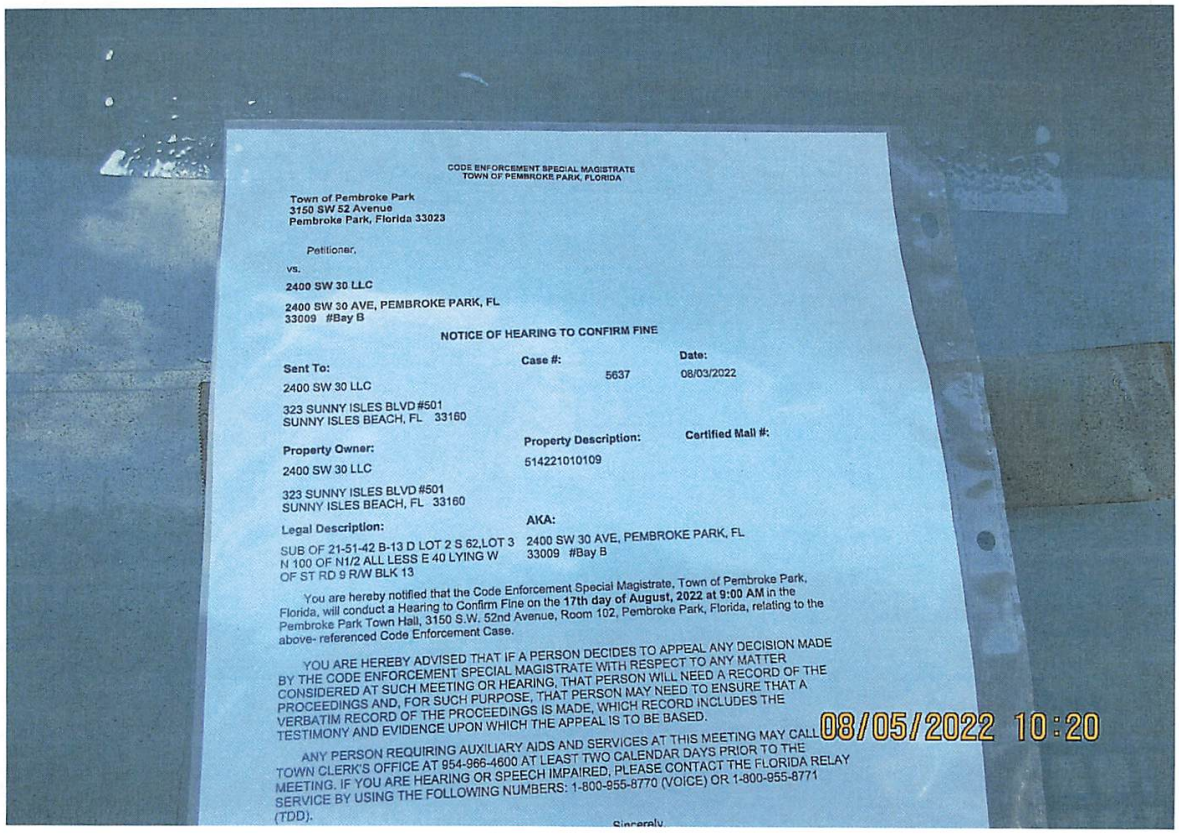
Report Year	Filed Date
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
12/30/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations


B
08/05/2022 10:20


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
2400 SW 30 LLC
2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay B
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
2400 SW 30 LLC
323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160
Case #:
5637
Date:
08/03/2022
Property Owner:
2400 SW 30 LLC
323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160
Property Description:
514221010109
Certified Mail #:
Legal Description:
SUB OF 21-51-42 B-13 D LOT 2 S 62.LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13
AKA:
2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay B
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 August, 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 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,
08/05/2022 10:20

Town of Pembroke Park

INVOICE

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

Bill To:

2400 SW30 LLC
323 SUNNY ISLES BLVD #501,
SUNNY ISLES BEACH, FL,
33160

DATE: August 8, 2022
INVOICE # 428
FOR:

Case # 5637
2400 SW30 LLC
2400 SW 30 AVE,
PEMBROKE PARK, FL, 33009
#Bay B

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105; 5-17 and 5-2(a)(b)		
	Final Order 07/20/2021		
333	Day(s) of Per Diem from (09/18/21-08/17/2022)	$ 100.00	$ 33,300.00
1	Admin Fee	$ 100.00	$ 100.00
		Balance	$ 33,400.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 2400 SW30 LLC Respondent(s)	Case No.: 5637

AMENDED 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(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2400 SW 30 Avenue, Bay B, Pembroke Park, FL 33009

PROPERTY OWNER: 2400 SW30 LLC, 323 Sunny Isles Blvd #501, Sunny Isles, FL 33160

FOLIO NO.: 514221010109

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a)(b) **WITHIN 60 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 $100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 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, 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 21 day of July, 2021.

Joseline Ramirez
Chief 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. 2400 SW30 LLC Respondent(s)	Case No.: 5637

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2400 SW 30 Avenue, Bay B, Pembroke Park, FL 33009

PROPERTY OWNER: 2400 SW30 LLC, 323 Sunny Isles Blvd #501, Sunny Isles, FL 33160

FOLIO NO.: 514221010109

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a)(b) **WITHIN 30th DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Case 5510
Case 5712

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 26 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
2400 SW 30 LLC	5637	08/03/2022
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		

Property Owner:	**Property Description:**	**Certified Mail #:**
2400 SW 30 LLC	514221010109	
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

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 August, 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.)

)

2400 SW 30 LLC CASE NO. 5637

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC
TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2400 SW 30 AVE, BAY B, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 2400 SW 30 LLC AT 2:36 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

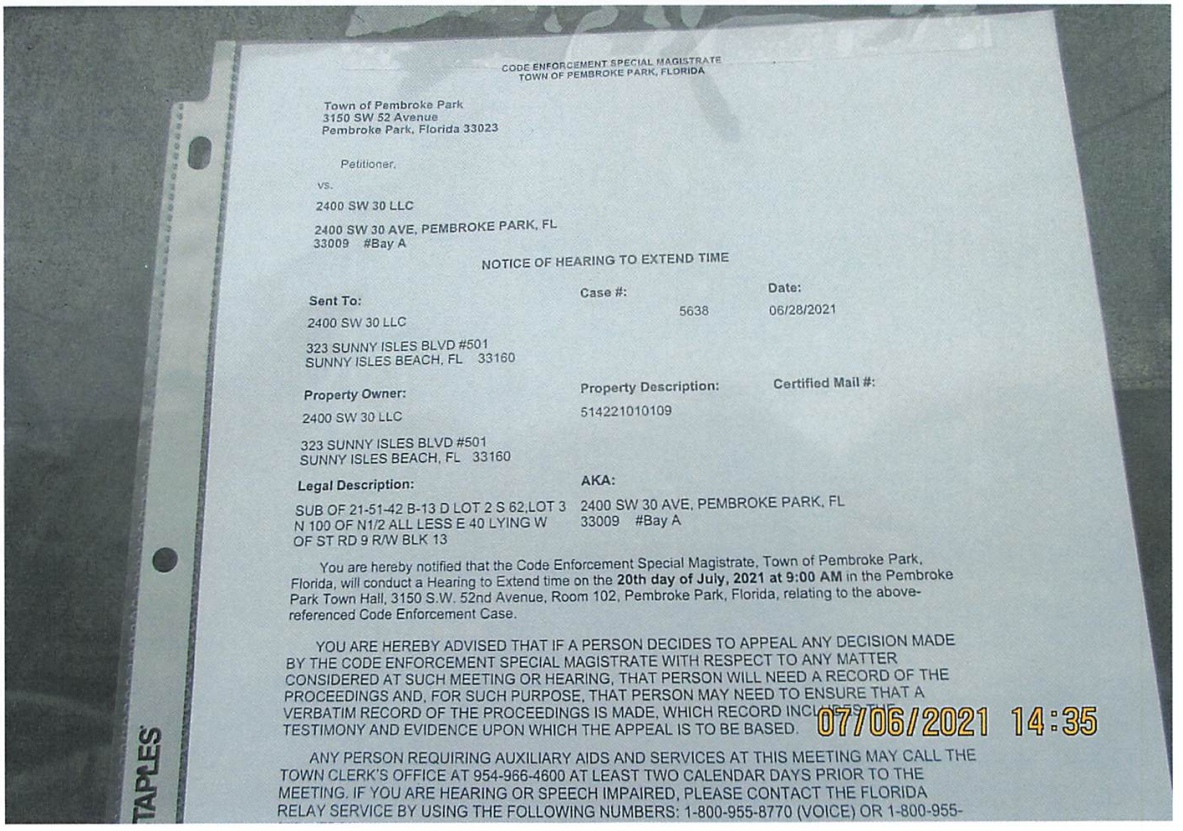
AFFIANT

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

Signature

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

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay A

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	5638	06/28/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	514221010109	
Legal Description:	**AKA:**	
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

07/06/2021 14:35

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	5637	06/28/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	514221010109	

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

PR

May 28, 2021

From: 2400 SW 30 LLC

2400 SW 30 Ave

Pembroke Park, Fl 33009

Attn.: Paltiel Ratzenberg, Director of Operations

Re: Cases 5637

5622

5533 - NO - DENIED

5638

To: Code Enforcement Special Magistrate

Town of Pembroke Park, Florida

Dear Magistrate,

We are in received of the Final Order on the above referred cases after the Official hearing that took place on May 18th, 2021. First, I would like to apologize for not being present at that hearing, we were celebrating a Jewish holiday called Shavout. As being observants Jews, we would not have been able to attend. However, I personally apologize for not giving previous notice for an extension. Somehow, the mailed notices did not get to me until after the fact. This has been corrected. All future correspondence of this matter will come directly to me.

With that being said, I'd like to inform you that we have addressed these issues for a few months already. We have submitted plans to both Town of Pembroke Park and Broward County Environmental and plan reviews. The process numbers for The Town of Pembroke Park are 93134 for Bay B (2), and 92914 for Bay C (3). We have not submitted anything yet regarding Bay A (1), since plans are still in review at Broward County Environmental and Transportation Department. Once approved, we will make the proper application at the Town Building Department. The process numbers in Broward County are:

Bay C (3) Asbestos Responsibility approved on 3/2/21 app. # 91817

Bay B (2) Asbestos Responsibility approved on 4/14/21 app. # 95465

Bay A (1) Asbestos Responsibility approved on 5/5/21 app. # 97390

Bay B (2) Development & Environmental Review approved 4/15/21 app.# 434364

PR

Bay A (1) Development & Environmental Review IN REVIEW as of 5/5/21 app. # 434765

Bay C (2) Development & Environmental Review CANCELLED (does not apply) app. # 434367

Your Honor, we kindly request an additional 90 days to the 30 days you have stated in order to comply with these violations. We are hoping in getting permit approvals from Building reviewers possibly by next week, after that we only need couple of weeks to make corrections and be within code.

I appreciate in advance your kind attention, and should you need more information, please do not hesitate in contacting me directly. You can also contact our contractor Moises Salama from Housedoctors, Inc. at 786-344-5354. He is more informed regarding the actual work needed to be done to correct the violations and is in constant contact with our architect and engineer as well as City's Building Department.

Thanks,

Paltiel Ratzenberg

Director of Operations

2400 sw 30 LLC.

Fume

Email: Accounting@officialfume.com

PALTIEL RATZENBERG

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5637
2400 SW 30 LLC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2400 SW 30 AVENUE, BAY B, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED 2400 SW 30 LLC
AT 10:10 A.M. /P.M. ON THE 11 DAY OF 5 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

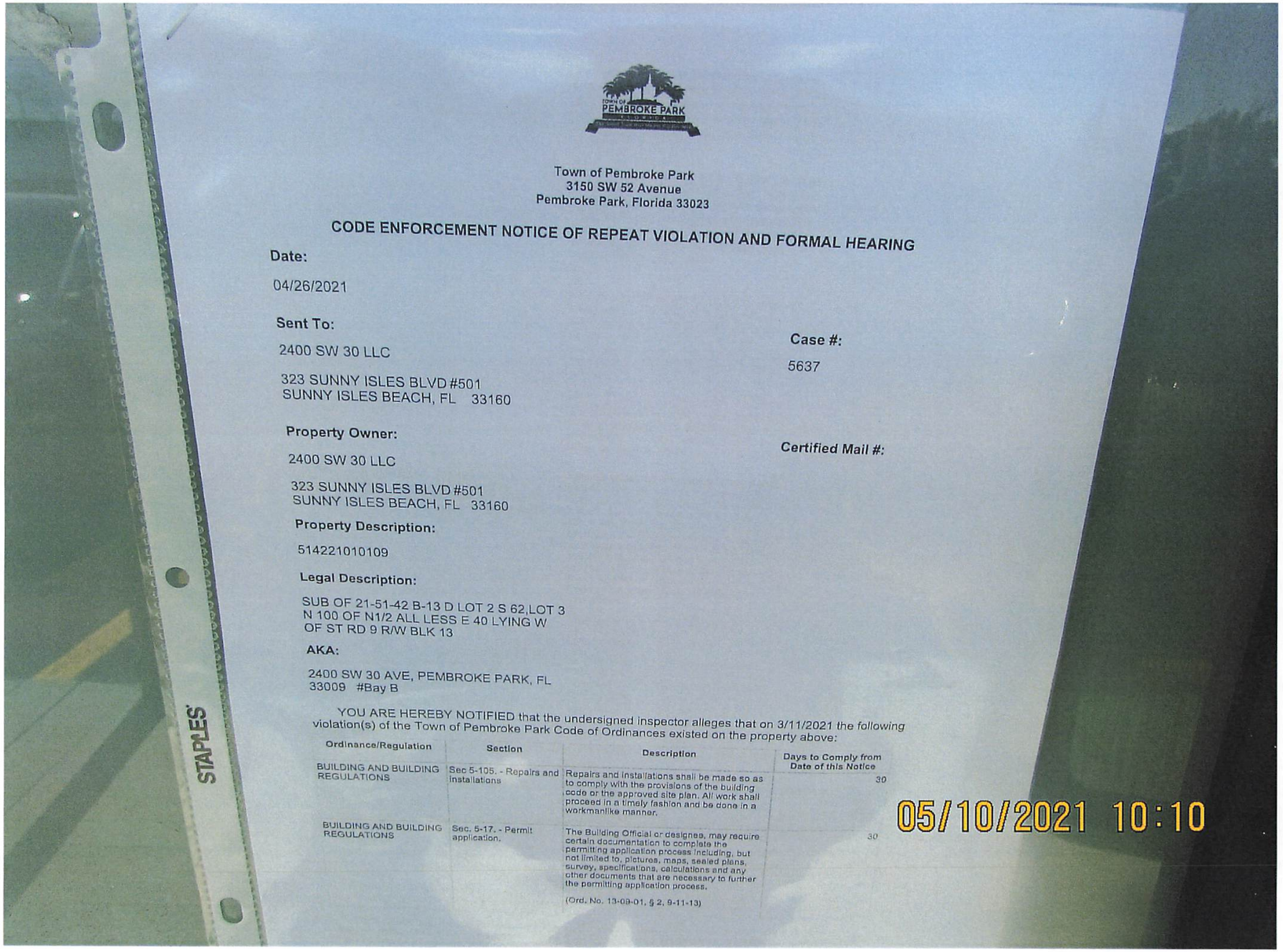
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of MAY, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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


B
DELIVERIES
TO THE
BACK
05/10/2021 10:10



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5637

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay B

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2021 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

05/10/2021 10:10

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5637

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay B

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2021 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. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections.
3. Installed new garage door without a permit. Obtain plans, permit and inspections.
4. Sealed and patched walls where equipment existed without a permit. Obtain plans, permit and inspections
5. Double permit fee assessed.

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.

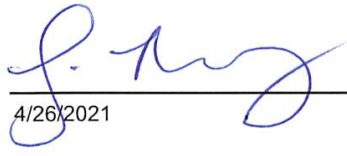
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Enforcement Officer



4/26/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	5637	03/11/2021

Property Owner:	Property Description:	Certified Mail #:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	514221010109	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2021 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

Notes/Means of Correction:

1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections.
3. Installed new garage door without a permit. Obtain plans, permit and inspections.
4. Sealed and patched walls where equipment existed without a permit. Obtain plans, permit and inspections
5. Double permit fee assessed.

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


A
DELIVERIES
TO THE
BACK
03/11/2021 18:48


C
03/11/2021 18:53


B
DELIVERIES
TO THE
BACK
03/11/2021 18:53


C
FDC
03/11/2021 17:50


03/11/2021 17:50


03/11/2021 17:50

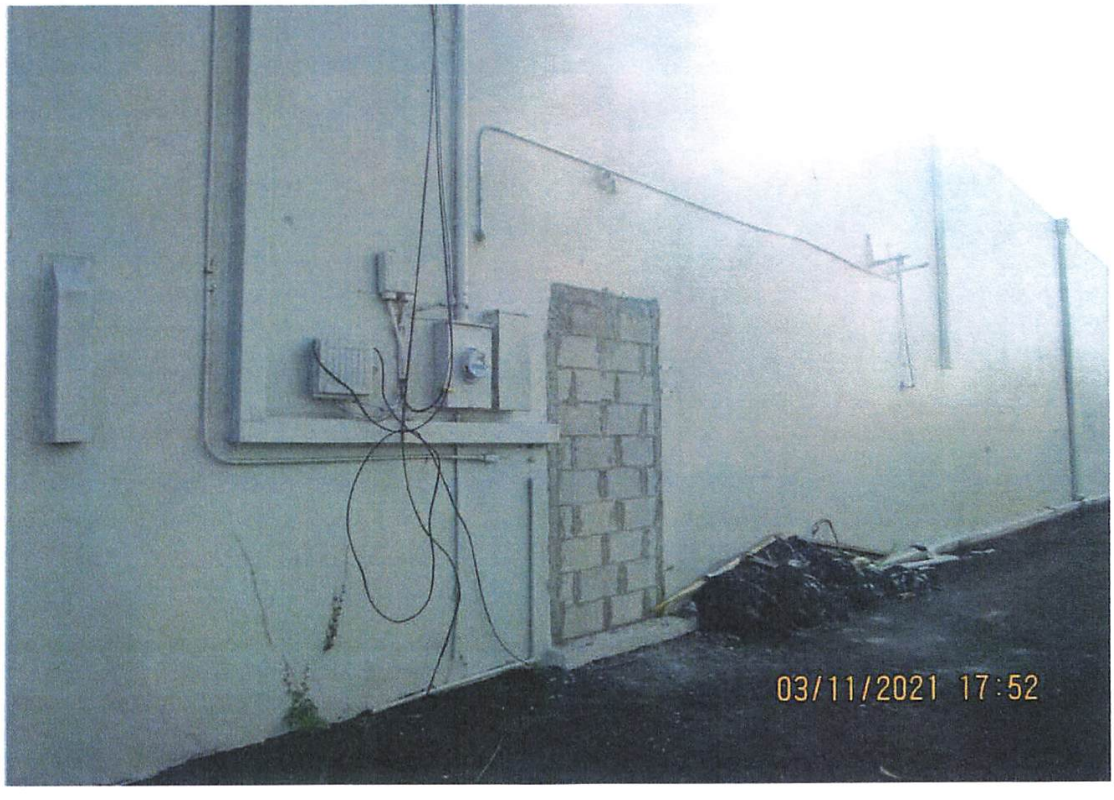

03/11/2021 17:50


03/11/2021 17:50


03/11/2021 17:51


03/11/2021 17:52


03/11/2021 17:52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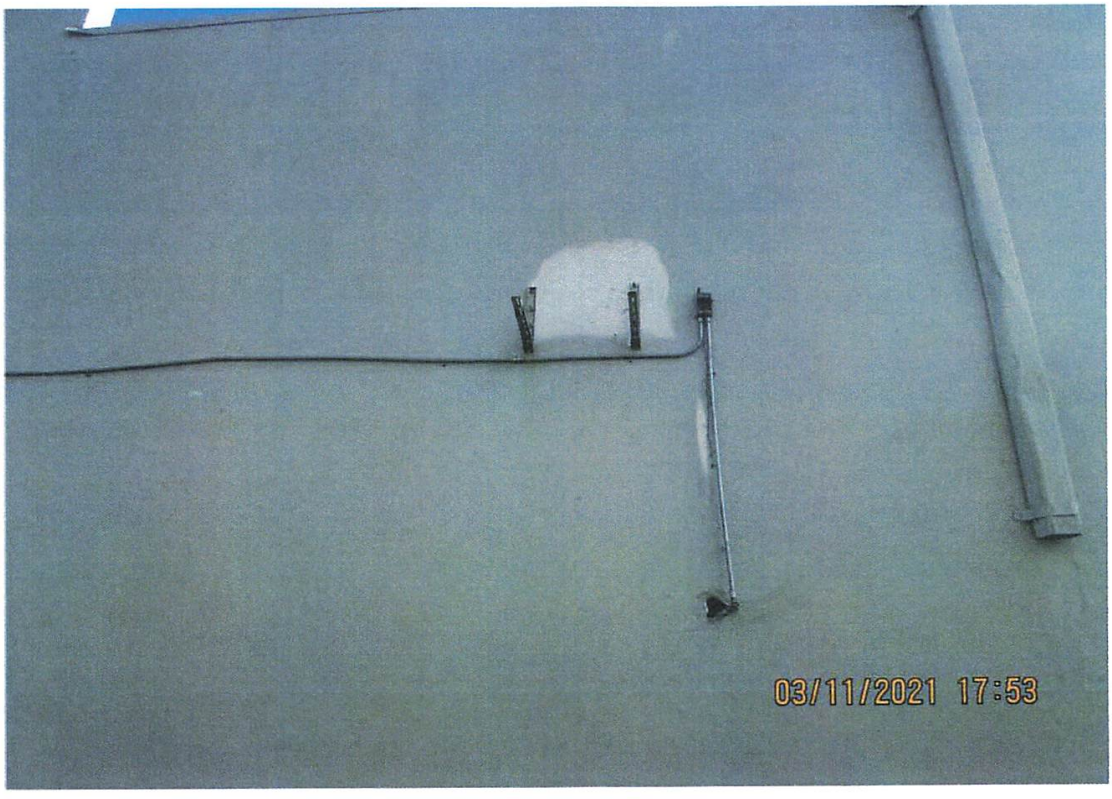
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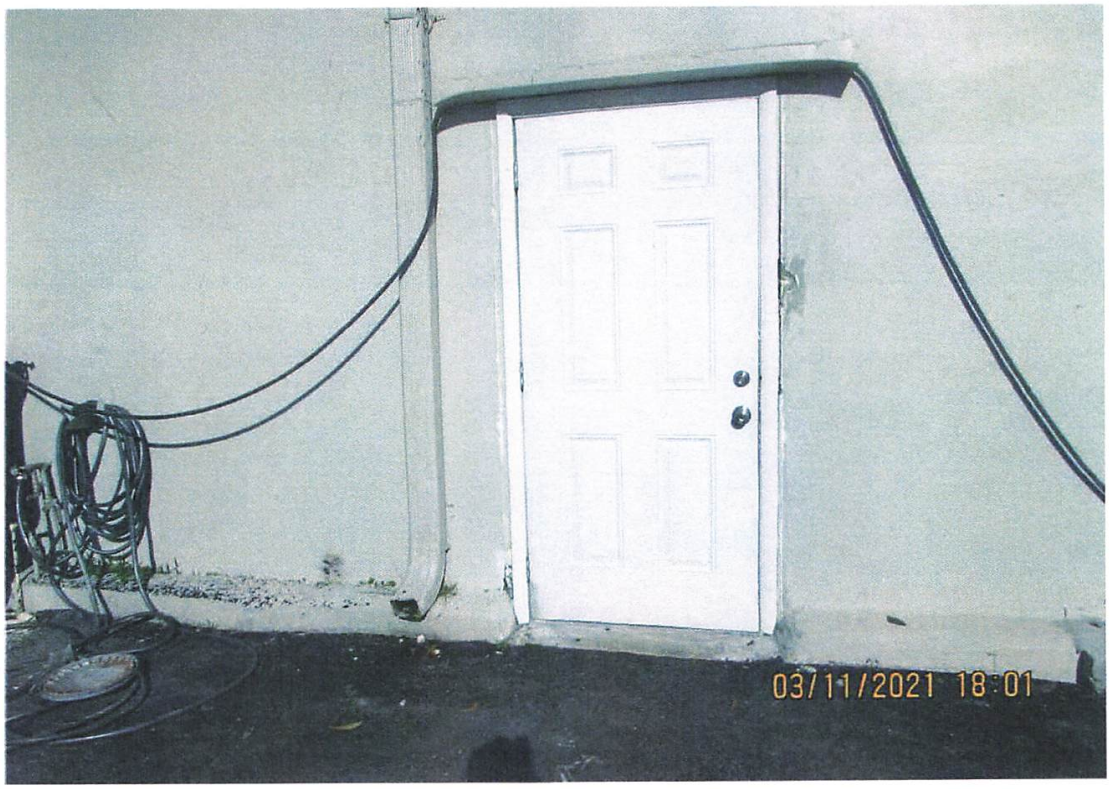
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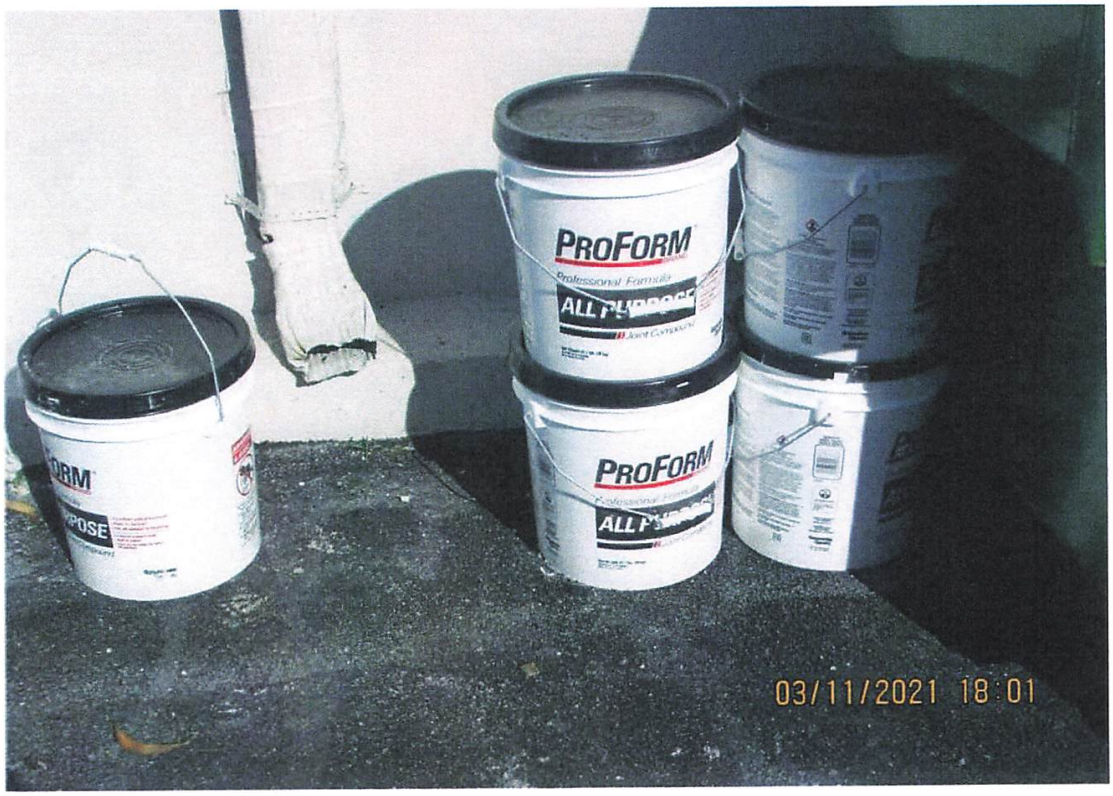
PROFORM
PROFORM
03/11/2021 18:01


03/11/2021 18:01


SJIII 3219
1-800-UR-RENTS
03/11/2021 18:01


03/11/2021 18:01


03/11/2021 18:01


GRANITE
954 544 2
03/11/2021 18:03


03/11/2021 18:03


03/17/2021 11:19


03/17/2021 11:19


03/17/2021 11:19


03/17/2021 11:20


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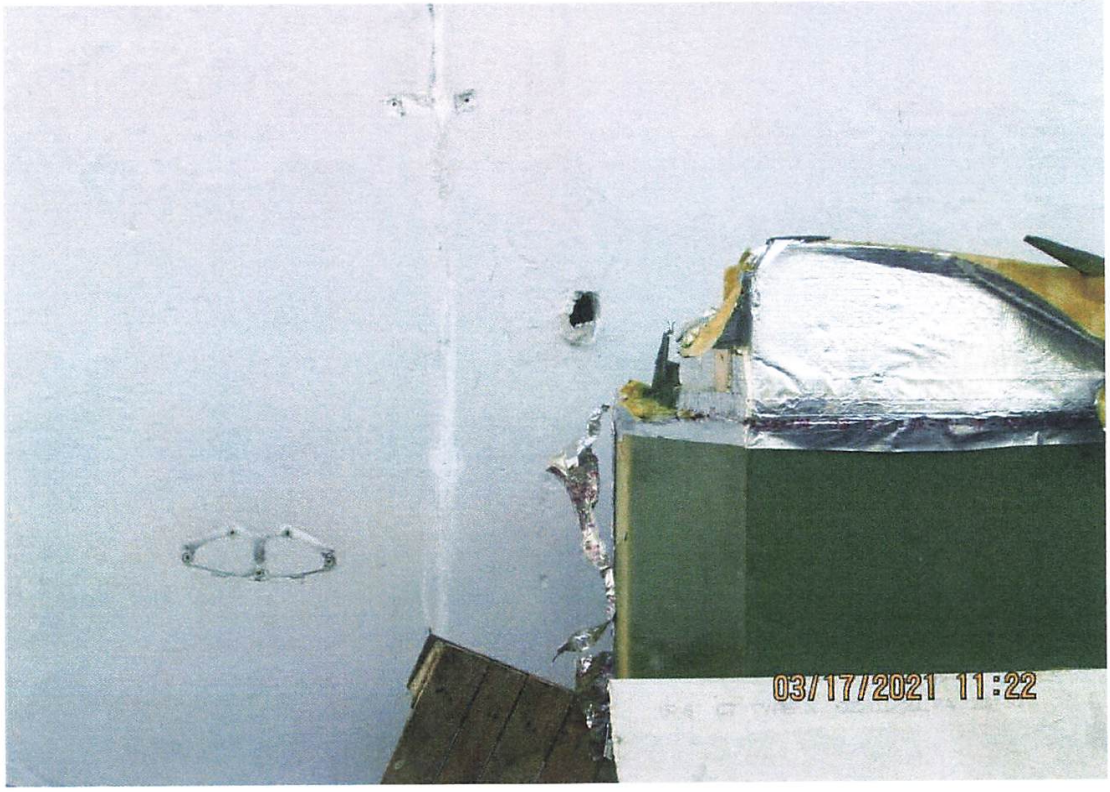
03/17/2021 11:22


03/17/2021 11:22


A
DELIVERIES
TO THE
BACK
05/10/2021 10:13


A
05/10/2021 10:14


A
05/10/2021 10:14


05/10/2021 10:14


05/10/2021 10:15


FDC
05/10/2021 10:15


05/10/2021 10:15


C
05/10/2021 10:07


B
DELIVERIES
TO THE
BACK
05/10/2021 10:10

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Case #:

5637

Property Owner:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2021 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. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections.
3. Installed new garage door without a permit. Obtain plans, permit and inspections.
4. Sealed and patched walls where equipment existed without a permit. Obtain plans, permit and inspections
5. Double permit fee assessed.

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.

Joseline Ramirez

Chief Code Enforcement Officer

4/26/2021

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A

Legal Description

Case Status Open **Case #** 5638 **Date Next Inspection** 8/17/2022

Notes

1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections.
3. Interior renovation started without a permit. Obtain plans, permit and inspections.
4. Sealed and patched walls where door existed without a permit. Obtain plans, permit and inspections
5. Double permit fee assessed.

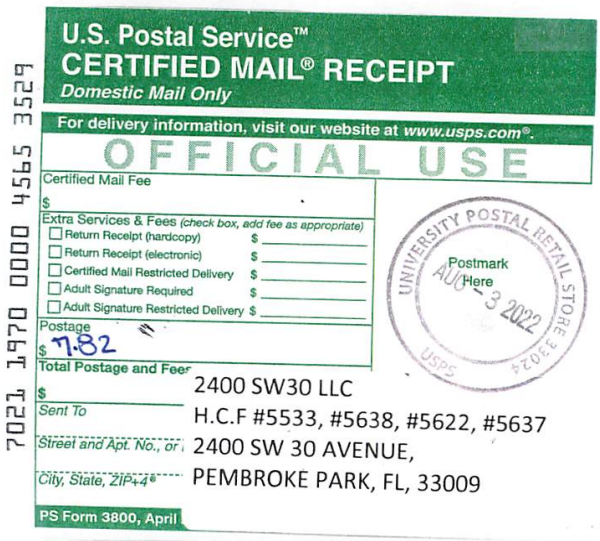
No permit as of 08/15/22

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/11/2021		Notice of Violation	Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail
6/28/2021	7/20/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
7/22/2021	7/20/2021	Amended Final Order	Certified Mail
8/3/2022	8/17/2022	Notice of Formal Hearing - Confirm Fine	Certified Mail 8/3/22 Posted to Property 8/5/22

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: 8/17/2022
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: 8/17/2022



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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
$ 7.82

Total Postage and Fees
$

Sent To 2400 SW30 LLC

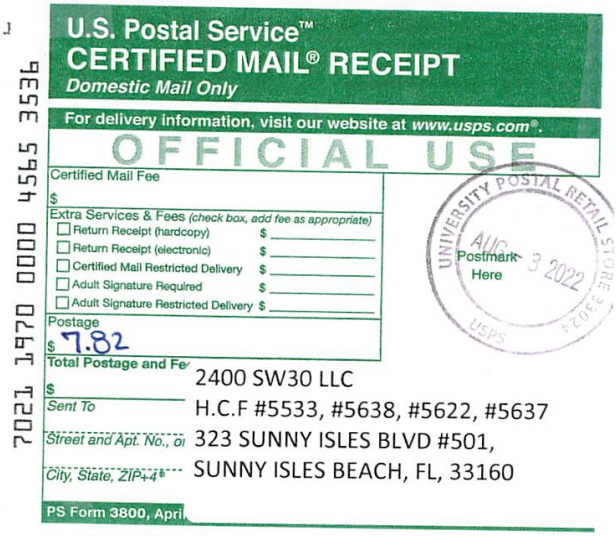
Street and Apt. No., or PO Box No. H.C.F #5533, #5638, #5622, #5637

City, State, ZIP+4® 2400 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

PS Form 3800, April

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
AUG - 3 2022
USPS

7021 1970 0000 4565 3529



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

Postage
$ 7.82

Total Postage and Fe
$

Sent To 2400 SW30 LLC

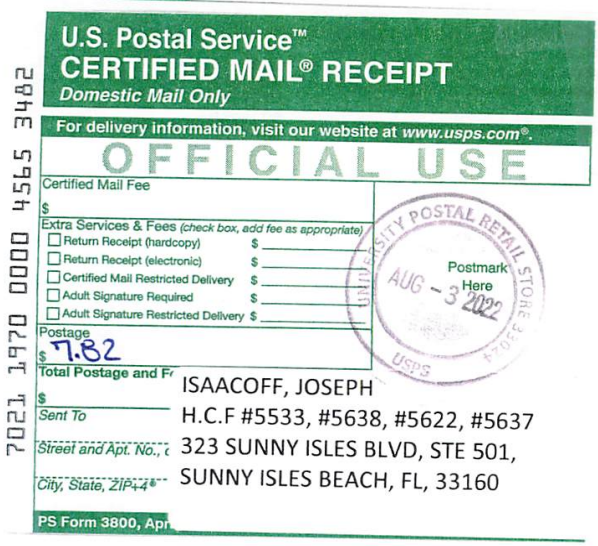
Street and Apt. No., o H.C.F #5533, #5638, #5622, #5637
323 SUNNY ISLES BLVD #501,

City, State, ZIP+4® SUNNY ISLES BEACH, FL, 33160

PS Form 3800, Apri

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
AUG 3 2022
USPS

7021 1970 0000 4565 3536



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

Postage
$ 7.82

Total Postage and Fe
$

Sent To ISAACOFF, JOSEPH

Street and Apt. No., H.C.F #5533, #5638, #5622, #5637
323 SUNNY ISLES BLVD, STE 501,

City, State, ZIP+4® SUNNY ISLES BEACH, FL, 33160

PS Form 3800, Apr

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AUG - 3 2022
USPS

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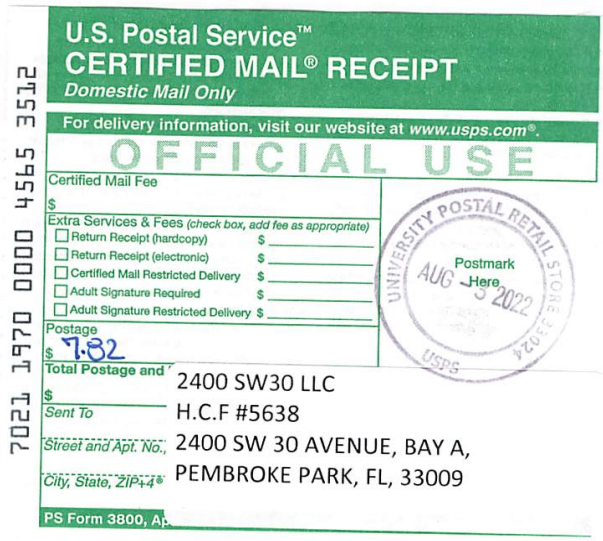

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To 2400 SW30 LLC

Street and Apt. No., H.C.F #5638
2400 SW 30 AVENUE, BAY A,

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

PS Form 3800, Ap

UNIVERSITY POSTAL RETAIL STORE 33024
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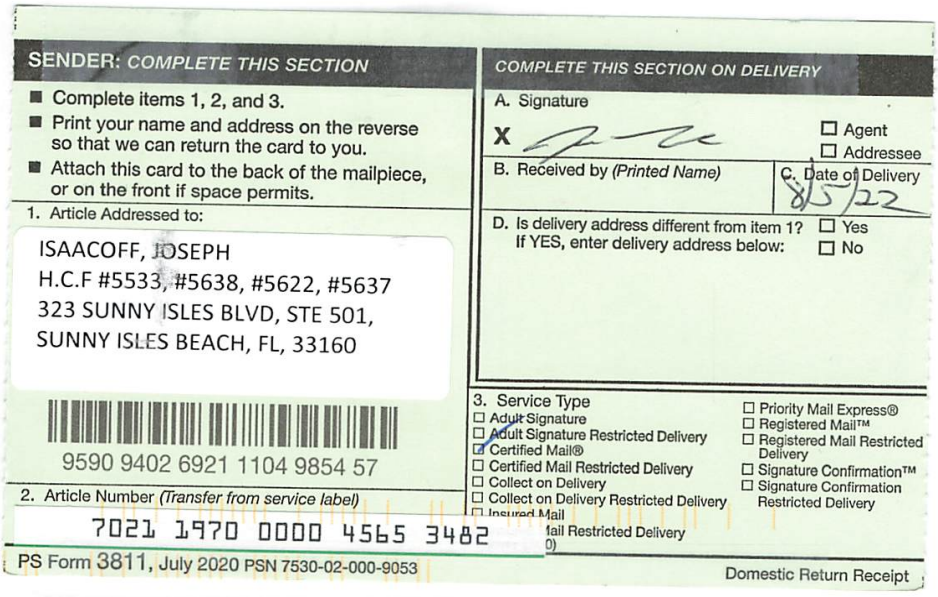
AUG - 3 2022
USPS

7021 1970 0000 4565 3512



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:

ISAACOFF, JOSEPH
H.C.F #5533, #5638, #5622, #5637
323 SUNNY ISLES BLVD, STE 501,
SUNNY ISLES BEACH, FL, 33160

9590 9402 6921 1104 9854 57

2. Article Number (Transfer from service label)

7021 1970 0000 4565 3482

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

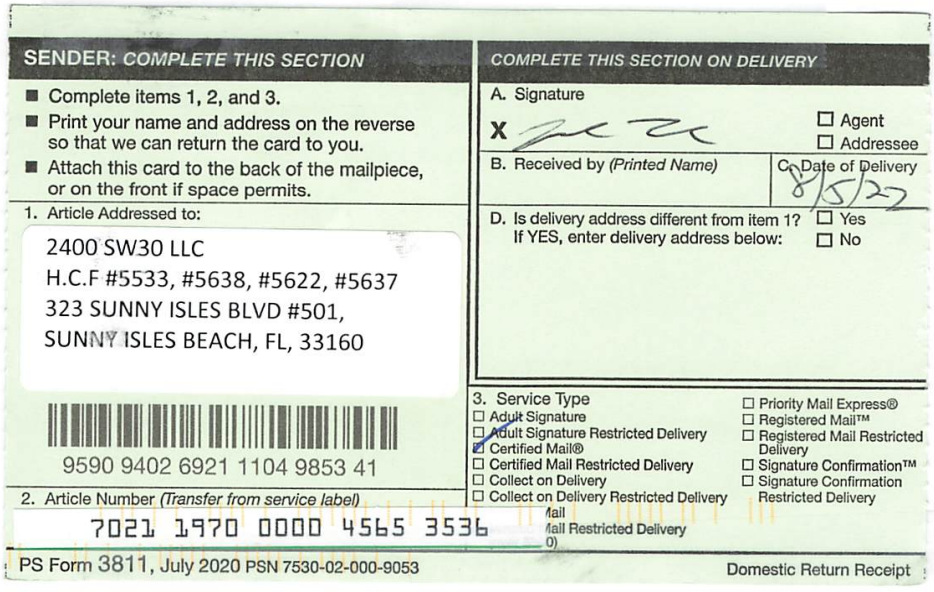
C. Date of Delivery
8/5/22

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
☐ 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:

2400 SW30 LLC
H.C.F #5533, #5638, #5622, #5637
323 SUNNY ISLES BLVD #501,
SUNNY ISLES BEACH, FL, 33160

9590 9402 6921 1104 9853 41

2. Article Number (Transfer from service label)

7021 1970 0000 4565 3536

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
8/5/22

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
☐ 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
Sent To
Street and Apt
City, State, ZI
PS Form 380
7019 2280 0002 0486 1365
WEST HOLLYWOOD
HOLLYWOOD FL 33023
MAY 26 2021
Postmark Here
2400 SW30 LLC/Current Tenant
F.O. #5637
2400 SW 30 Ave, Bay B
Pembroke Park, FL 33009


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage an
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,
7019 2280 0002 0486 1310
WEST HOLLYWOOD HILLS
MAY 26 2021
Postmark Here
TEMPELBERG, JOSEPH/2400 SW30 LLC
F.O. #5533, #5622, #5637, #5638
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and Fees
$

Sent To 2400 SW30 LLC
H.C.F #5533, #5638, #5622, #5637

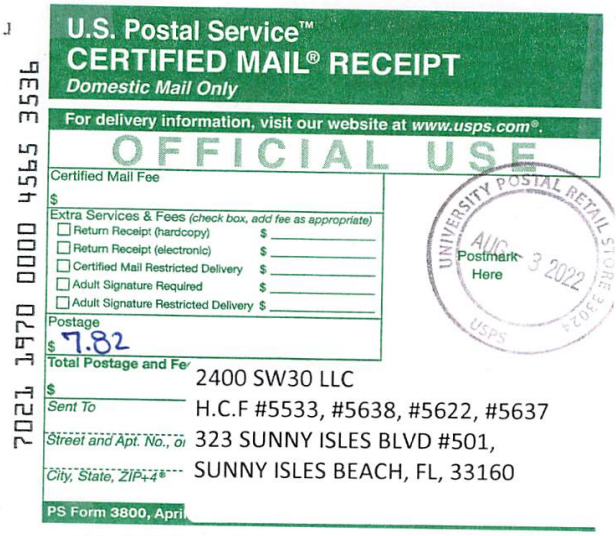
Street and Apt. No., or PO Box No. 2400 SW 30 AVENUE,

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

PS Form 3800, April

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
AUG 3 2022
USPS

7021 1970 0000 4565 3529



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and Fees
$

Sent To 2400 SW30 LLC
H.C.F #5533, #5638, #5622, #5637

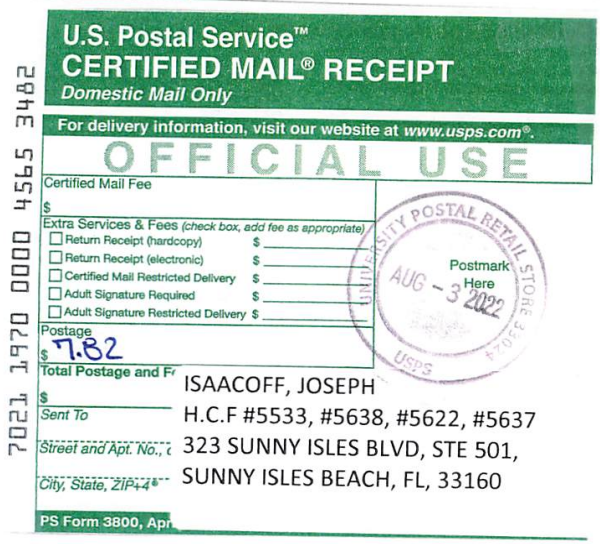
Street and Apt. No., or PO Box No. 323 SUNNY ISLES BLVD #501,

City, State, ZIP+4® SUNNY ISLES BEACH, FL, 33160

PS Form 3800, April

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
AUG 3 2022
USPS

7021 1970 0000 4565 3536



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and Fees
$

Sent To ISAACOFF, JOSEPH
H.C.F #5533, #5638, #5622, #5637

Street and Apt. No., or PO Box No. 323 SUNNY ISLES BLVD, STE 501,

City, State, ZIP+4® SUNNY ISLES BEACH, FL, 33160

PS Form 3800, April

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
AUG 3 2022
USPS

7021 1970 0000 4565 3482



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and Fees
$

Sent To 2400 SW30 LLC
H.C.F #5638

Street and Apt. No., 2400 SW 30 AVENUE, BAY A,

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

PS Form 3800, April

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
AUG 3 2022
USPS

7021 1970 0000 4565 3512



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 $ JUN 30 2021
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$ 6.96

Sent To
2400 SW 30LLC
Joseph Tempelberg
HET #5638, 5637, 5622

Street and Apt. N
323 Sunny Isles Blvd, STE. #501

City, State, ZIP+
Sunny Isle Beach, FL 33160

Postmark Here
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

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

7021 0350 0001 0297 7037



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 $ JUN 30 2021
- ☐ Adult Signature Restricted Delivery $

Postage
$

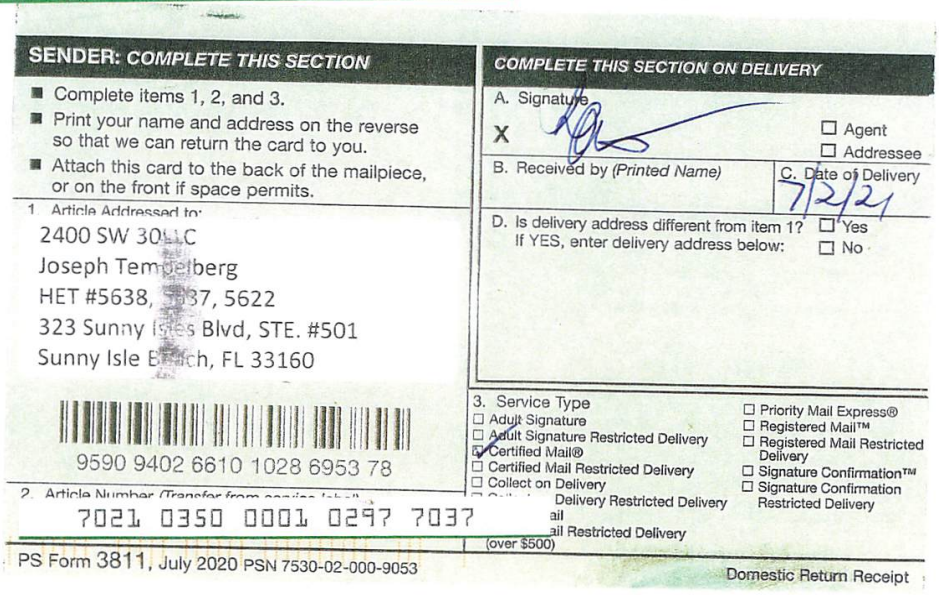
Total Postage a
$ 6.96

Sent To
2400 SW 30LLC
HET #5638
2400 SW 30 AVE, Bay A
Pembroke Park, FL 33009

Postmark Here
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33022

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

7021 0350 0001 0297 7044



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
2400 SW 30LLC
Joseph Tempelberg
HET #5638, 5637, 5622
323 Sunny Isles Blvd, STE. #501
Sunny Isle Beach, FL 33160

9590 9402 6610 1028 6953 78

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7037

COMPLETE THIS SECTION ON DELIVERY

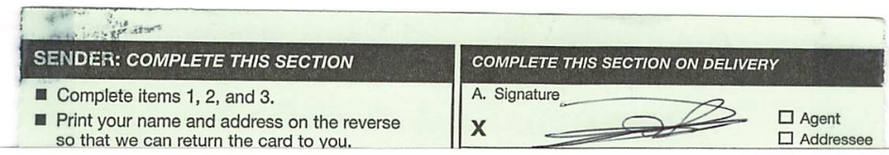
A. Signature
X
☐ Agent
☐ Addressee

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

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Delivery Restricted Delivery
- ☐ ail 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

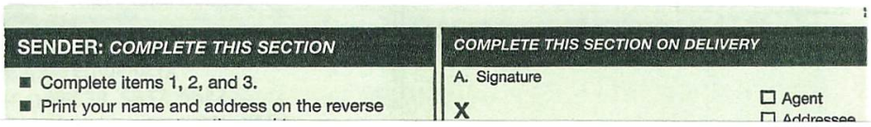
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee



SENDER: COMPLETE THIS SECTION

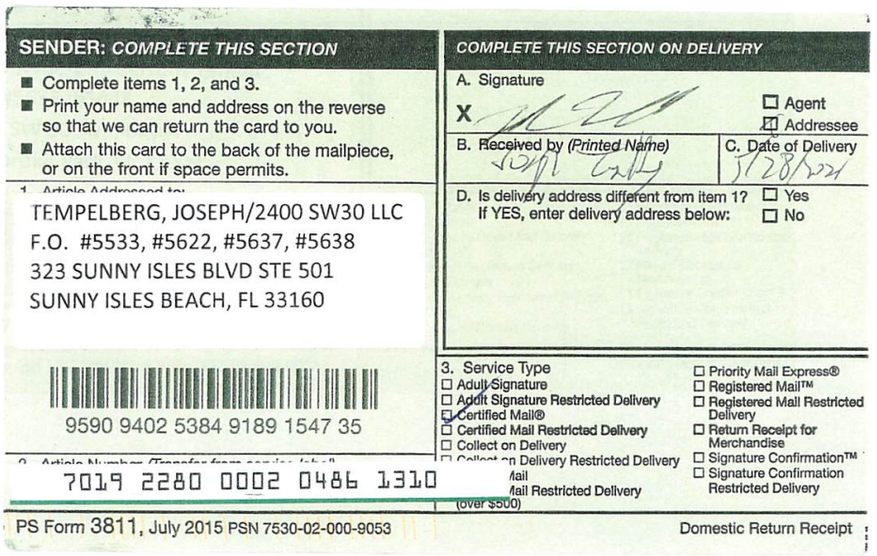
- Complete items 1, 2, and 3.
- Print your name and address on the reverse

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent



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:

TEMPELBERG, JOSEPH/2400 SW30 LLC
F.O. #5533, #5622, #5637, #5638
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

9590 9402 5384 9189 1547 35

2. Article Number (Transfer from service label)

7019 2280 0002 0486 1310

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☑ Addressee

B. Received by (Printed Name)

C. Date of Delivery

5/28/2021

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67

Postmark Here
APR 23 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021

9405 5036 9930 0450 3722 83

DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67

Postmark Here
APR 23 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021

7012 0470 0001 5589 2283

CURRENT TENANT/DIME INVESTMENTS
GROUP LLC
2400 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH #5049 5116 5117 5533 5622 5637

for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67

Postmark Here
APR 23 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021

9405 5036 9930 0450 3722 76

HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

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 $ MAY 5 - 2021
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an $ 8.47
Sent To
Street and Apt. N
City, State, ZIP+4

Postmark Here
HILLCREST POSTAL STORE HOLLYWOOD FL 33021

7012 0350 0001 0297 6290

TEMPELBERG, JOSEPH/2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

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 $ MAY 5 - 2021
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees $ 8.47
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4

Postmark Here
HILLCREST POSTAL STORE HOLLYWOOD FL 33021

9405 5036 9930 0450 3722 69

2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
2400 SW 30 AVENUE
PEMBROKE PARK, FL 33009

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®.

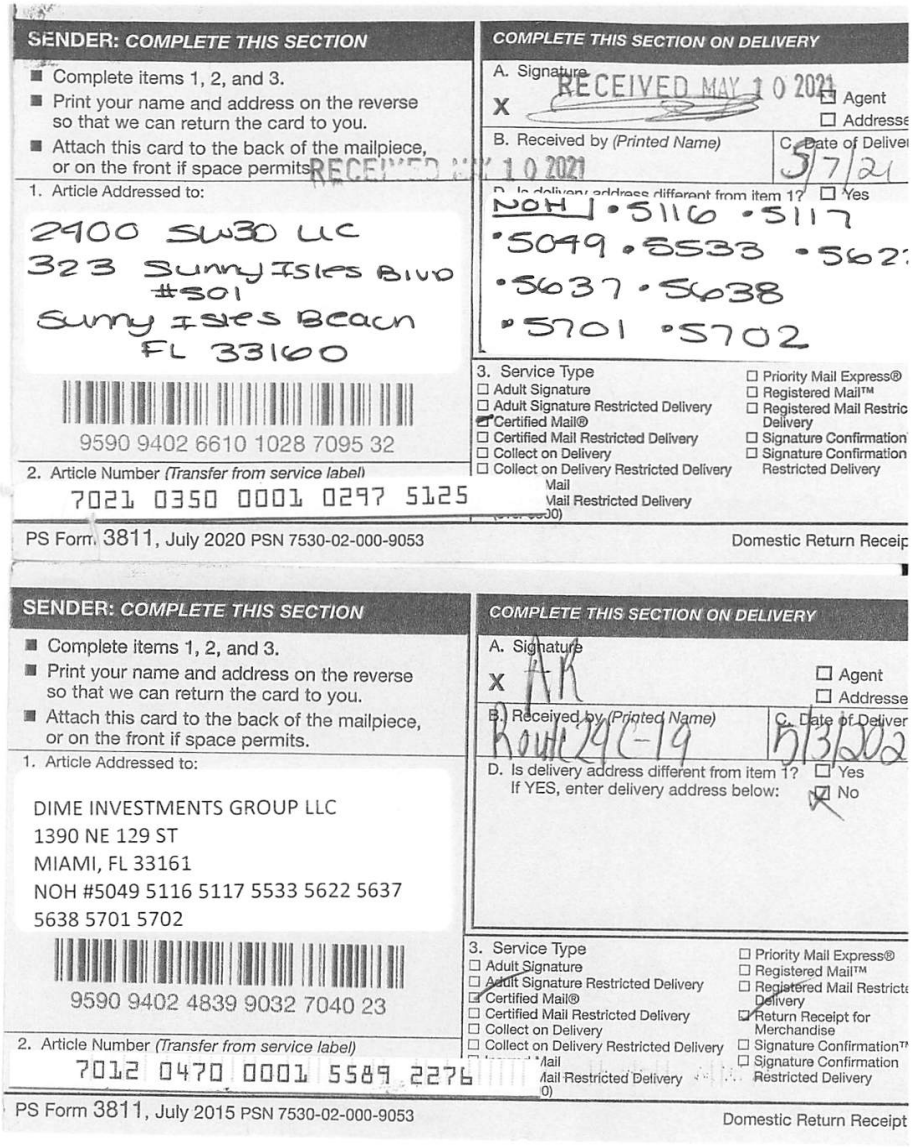
OFFICIAL USE

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 and Fees $ 8.87
Sent To 2400 SW30 LLC
Street and Apt. No., or PO Box No. 323 Sunny Isles Blvd Ste 501
City, State, ZIP+4 Sunny Isles Beach, FL 33160

Postmark Here
MAY 03 2021
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021

7021 0350 0001 0297 5125

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.

RECEIVED MAY 10 2021

1. Article Addressed to:

2400 SW30 LLC
323 Sunny Isles Blvd
#501
Sunny Isles Beach
FL 33160

9590 9402 6610 1028 7095 32

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

7021 0350 0001 0297 5125

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X RECEIVED MAY 10 2021

☐ Agent
☐ Addresse

B. Received by *(Printed Name)*

C. Date of Deliver 5/7/21

D. Is delivery address different from item 1? ☐ Yes

NOH •5116 •5117
•5049 •5533 •562
•5637 •5638
•5701 •5702

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 Restric 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:

DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

9590 9402 4839 9032 7040 23

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

7012 0470 0001 5589 2276

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X AK

☐ Agent
☐ Addresse

B. Received by *(Printed Name)*

Route 29C-19

C. Date of Deliver 5/3/202

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
0)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricte Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

DIVISION OF CORPORATIONS

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

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number	L20000397184
FEI/EIN Number	N/A
Date Filed	12/30/2020
State	FL
Status	ACTIVE

Principal Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
12/30/2020 -- Florida Limited Liability	View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	2400 SW30 LLC
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160

ID #	5142 21 01 0109
Millage	0613
Use	48

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$233,080	$2,066,680	$2,299,760	$1,478,460	
2020	$233,080	$1,110,980	$1,344,060	$1,344,060	$29,007.23
2019	$233,080	$1,101,600	$1,334,680	$1,299,850	$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Portability	0	0	0	0
Assessed/SOH	$1,478,460	$2,299,760	$1,478,460	$1,478,460
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,478,460	$2,299,760	$1,478,460	$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	117087319
8/12/2015	WD-Q	$1,040,000	113173864
3/17/2008	QCD-T	$100	45229 / 1760
11/30/2001	DR*	$100	32519 / 415
8/28/1992	QC*	$100	19928 / 941

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
2400 SW 30 LLC		CASE NO. 5638
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 AVE, PEMBROKE PARK, FL, 33009. #BAY A

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2400 SW 30 AVE, PEMBROKE PARK, FL, 33009. #BAY A

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 2400 SW 30 LLC AT 10:22 A.M. ON THE 5 DAY OF AUGUST 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

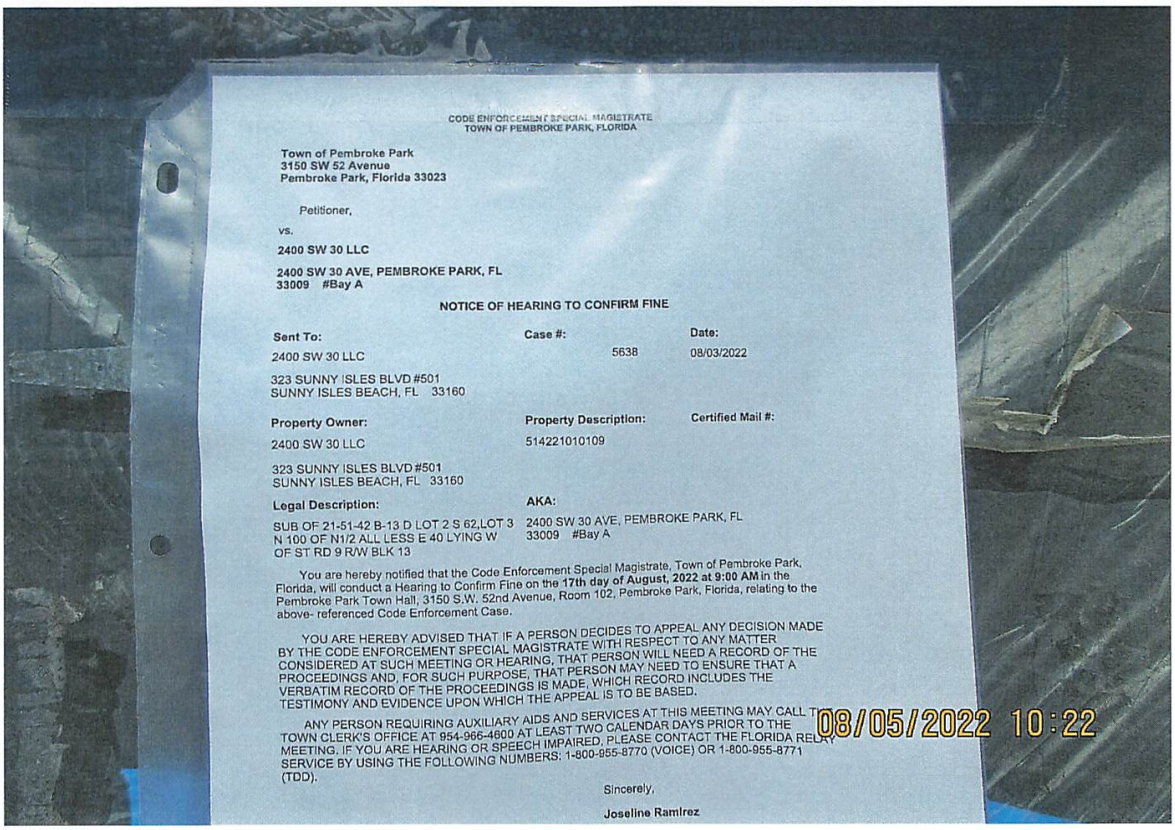
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of August, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
2400 SW 30 LLC	5638	08/03/2022
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		
Property Owner:	**Property Description:**	**Certified Mail #:**
2400 SW 30 LLC	514221010109	
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		
Legal Description:	**AKA:**	
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A	

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 August, 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 SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
2400 SW 30 LLC	5638	08/03/2022
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		

Property Owner:	**Property Description:**	**Certified Mail #:**
2400 SW 30 LLC	514221010109	
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A

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

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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

INVOICE

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

DATE: August 5, 2022
INVOICE # 428
FOR:

Case # 5638
2400 SW30 LLC
2400 SW 30 AVE,
PEMBROKE PARK, FL, 33009,
#BAY A

Bill To:

2400 SW30 LLC
323 SUNNY ISLES BLVD #501,
SUNNY ISLES BEACH, FL,
33160

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105; 5-17 and 5-2(a)(b)		
	Amended Final Order 07/20/2021		
303	Day(s) of Per Diem from (10/18/21-08/17/2022)	$ 150.00	$ 45,450.00
1	Admin Fee	$ 100.00	$ 100.00
		Balance	$ 45,550.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 2400 SW30 LLC Respondent(s)	)	Case No.: 5638

AMENDED 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(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2400 SW 30 Avenue, Bay A, Pembroke Park, FL 33009

PROPERTY OWNER: 2400 SW30 LLC, 323 Sunny Isles Blvd #501, Sunny Isles, FL 33160

FOLIO NO.: 514221010109

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a)(b) **WITHIN 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 $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, 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 21 day of July, 2021.

Joseline Ramirez
Chief 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.)

)

2400 SW 30 LLC CASE NO. 5638

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC
TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2400 SW 30 AVE, BAY A, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 2400 SW 30 LLC AT 2:36 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

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

Signature

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

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ROLLINS CONTINENTAL INC

1820 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	5699	07/06/2021

Property Owner:	Property Description:	Certified Mail #:
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	514221280025	

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

07/06/2021 14:31

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	5638	06/28/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
2400 SW 30 LLC 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	514221010109	

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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Sincerely,

Joseline Ramirez

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

PR

May 28, 2021

From: 2400 SW 30 LLC

2400 SW 30 Ave

Pembroke Park, Fl 33009

Attn.: Paltiel Ratzenberg, Director of Operations

Re: Cases 5637

5622

5533 - NO - DENIED

5638

To: Code Enforcement Special Magistrate

Town of Pembroke Park, Florida

Dear Magistrate,

We are in received of the Final Order on the above referred cases after the Official hearing that took place on May 18th, 2021. First, I would like to apologize for not being present at that hearing, we were celebrating a Jewish holiday called Shavout. As being observants Jews, we would not have been able to attend. However, I personally apologize for not giving previous notice for an extension. Somehow, the mailed notices did not get to me until after the fact. This has been corrected. All future correspondence of this matter will come directly to me.

With that being said, I'd like to inform you that we have addressed these issues for a few months already. We have submitted plans to both Town of Pembroke Park and Broward County Environmental and plan reviews. The process numbers for The Town of Pembroke Park are 93134 for Bay B (2), and 92914 for Bay C (3). We have not submitted anything yet regarding Bay A (1), since plans are still in review at Broward County Environmental and Transportation Department. Once approved, we will make the proper application at the Town Building Department. The process numbers in Broward County are:

Bay C (3) Asbestos Responsibility approved on 3/2/21 app. # 91817

Bay B (2) Asbestos Responsibility approved on 4/14/21 app. # 95465

Bay A (1) Asbestos Responsibility approved on 5/5/21 app. # 97390

Bay B (2) Development & Environmental Review approved 4/15/21 app.# 434364

PR

Bay A (1) Development & Environmental Review IN REVIEW as of 5/5/21 app. # 434765

Bay C (2) Development & Environmental Review CANCELLED (does not apply) app. # 434367

Your Honor, we kindly request an additional 90 days to the 30 days you have stated in order to comply with these violations. We are hoping in getting permit approvals from Building reviewers possibly by next week, after that we only need couple of weeks to make corrections and be within code.

I appreciate in advance your kind attention, and should you need more information, please do not hesitate in contacting me directly. You can also contact our contractor Moises Salama from Housedoctors, Inc. at 786-344-5354. He is more informed regarding the actual work needed to be done to correct the violations and is in constant contact with our architect and engineer as well as City's Building Department.

Thanks,

Paltiel Ratzenberg

Director of Operations

2400 sw 30 LLC.

Fume

Email: Accounting@officialfume.com

PALTIEL RATZENBERG

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 2400 SW30 LLC Respondent(s)	)	Case No.: 5638

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2400 SW 30 Avenue, Bay A, Pembroke Park, FL 33009

PROPERTY OWNER: 2400 SW30 LLC, 323 Sunny Isles Blvd #501, Sunny Isles, FL 33160

FOLIO NO.: 514221010109

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a)(b) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 150.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Case 5638
Case 5637
Case 5622
Case 5533

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 26 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	2400 SW30 LLC
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160

ID #	5142 21 01 0109
Millage	0613
Use	48

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$233,080	$2,066,680	$2,299,760	$1,478,460	
2020	$233,080	$1,110,980	$1,344,060	$1,344,060	$29,007.23
2019	$233,080	$1,101,600	$1,334,680	$1,299,850	$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Portability	0	0	0	0
Assessed/SOH	$1,478,460	$2,299,760	$1,478,460	$1,478,460
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,478,460	$2,299,760	$1,478,460	$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	117087319
8/12/2015	WD-Q	$1,040,000	113173864
3/17/2008	QCD-T	$100	45229 / 1760
11/30/2001	DR*	$100	32519 / 415
8/28/1992	QC*	$100	19928 / 941

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number	L20000397184
FEI/EIN Number	N/A
Date Filed	12/30/2020
State	FL
Status	ACTIVE

Principal Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
12/30/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5638
2400 SW 30 LLC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2400 SW 30 AVENUE, BAY A, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED 2400 SW 30 LLC
AT 10:14 A.M. /P.M. ON THE 11 DAY OF 5 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

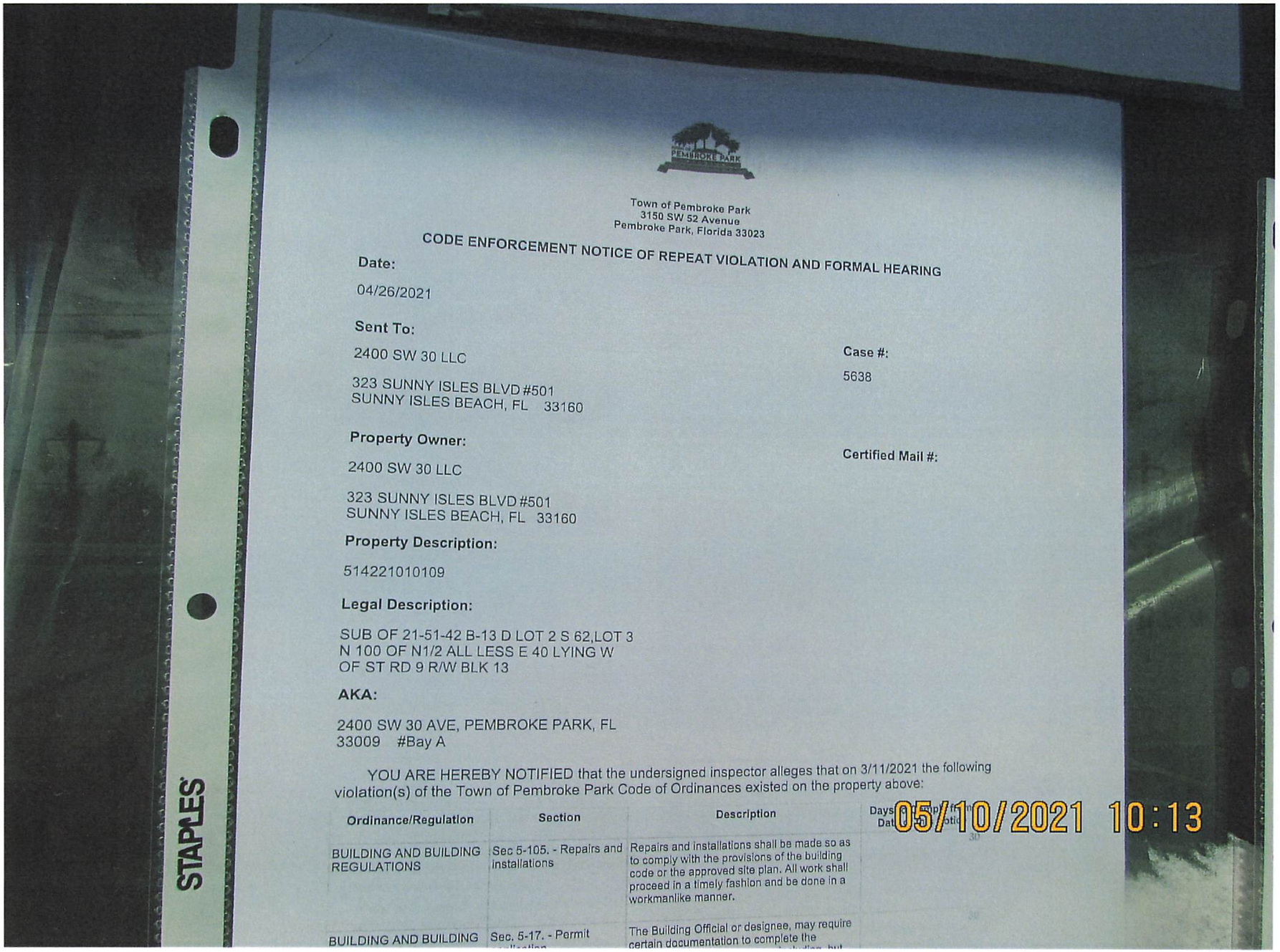
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of May, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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

A
DELIVERIES
TO THE
BACK
05/10/2021 10:13



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5638

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay A

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

05/10/2021 10:13

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5638

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay A

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - 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. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections.
3. Interior renovation started without a permit. Obtain plans, permit and inspections.
4. Sealed and patched walls where door existed without a permit. Obtain plans, permit and inspections
5. Double permit fee assessed.

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.

Joseline Ramirez

Chief Code Enforcement Officer

4/26/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	5638	03/11/2021

Property Owner:	Property Description:	Certified Mail #:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	514221010109	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Stop Work Order.
2. Started demolition work (electrical, structural, mechanical, plumbing) without a permit. Obtain plans, permit and inspections.
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4. Sealed and patched walls where door existed without a permit. Obtain plans, permit and inspections
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Joseline Ramirez
Chief Code Enforcement Officer


A
DELIVERIES
TO THE
BACK
03/11/2021 18:48


C
03/11/2021 18:53


B
DELIVERIES
TO THE
BACK
STOP WORK
ORDER
03/11/2021 18:53


C
FDC
03/11/2021 17:50


03/11/2021 17:50


03/11/2021 17:50


03/11/2021 17:50


03/11/2021 17:50


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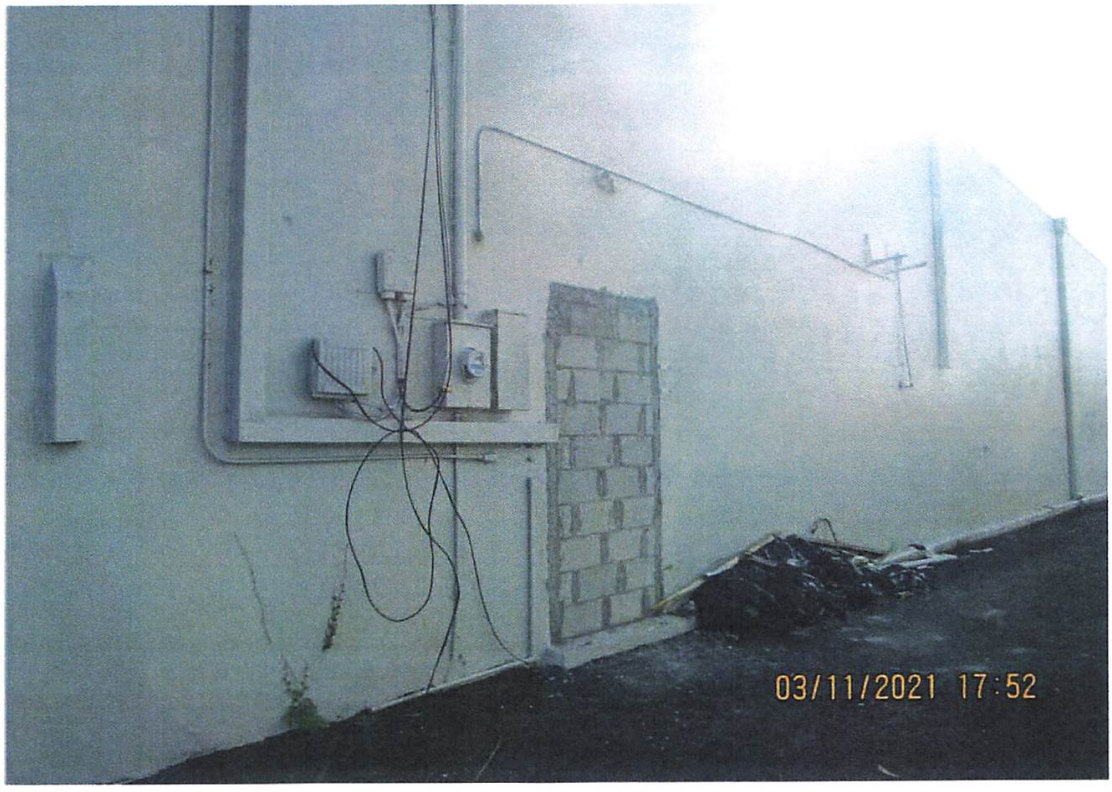
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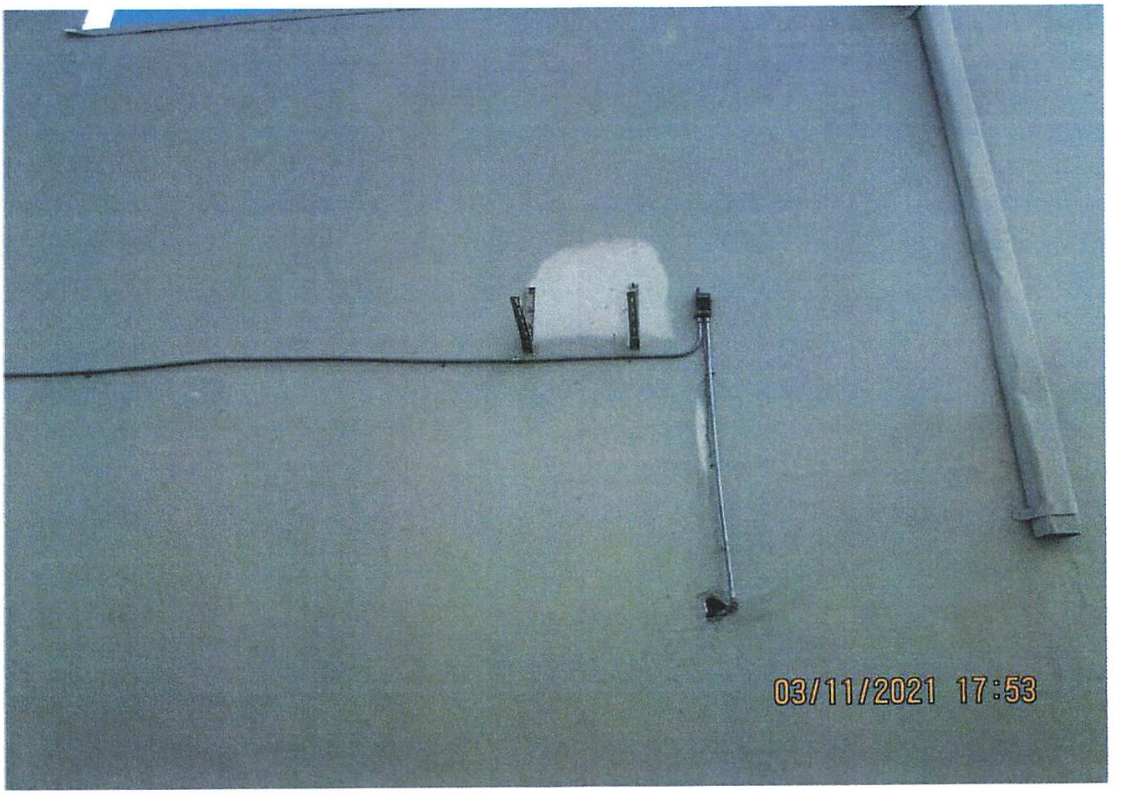
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EXIT
03/11/2021 18:00


03/11/2021 18:00


03/11/2021 18:00


03/11/2021 18:00


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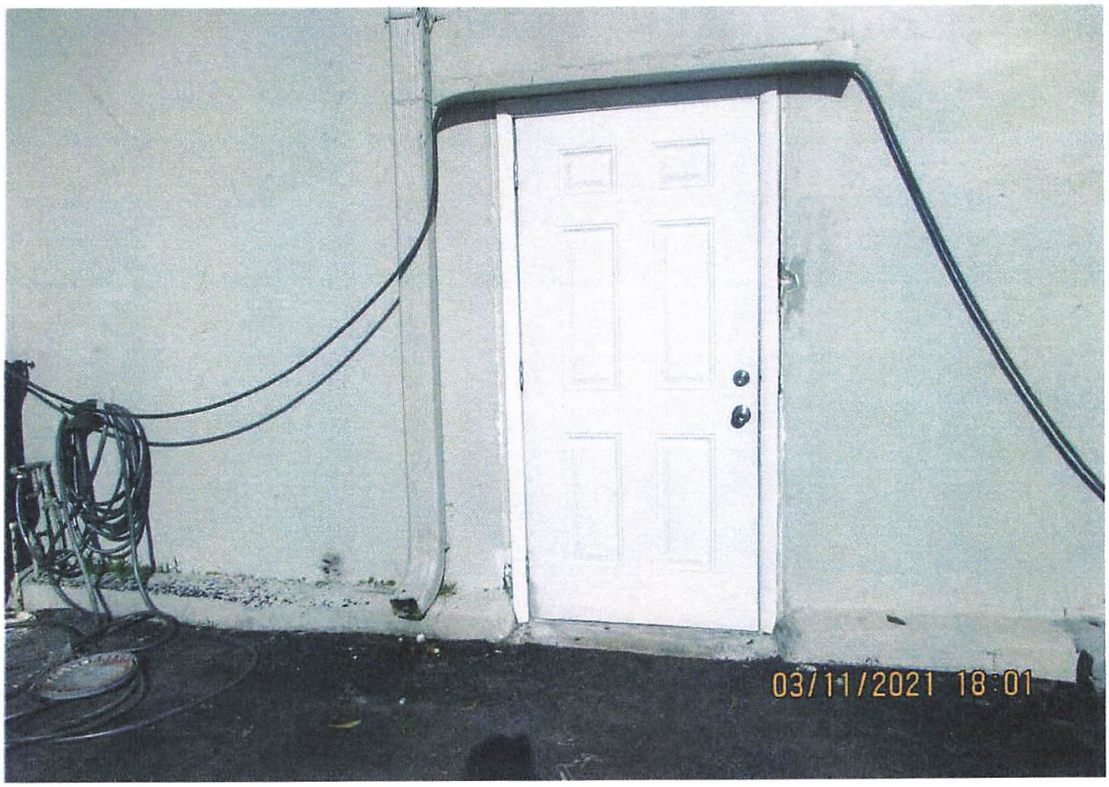
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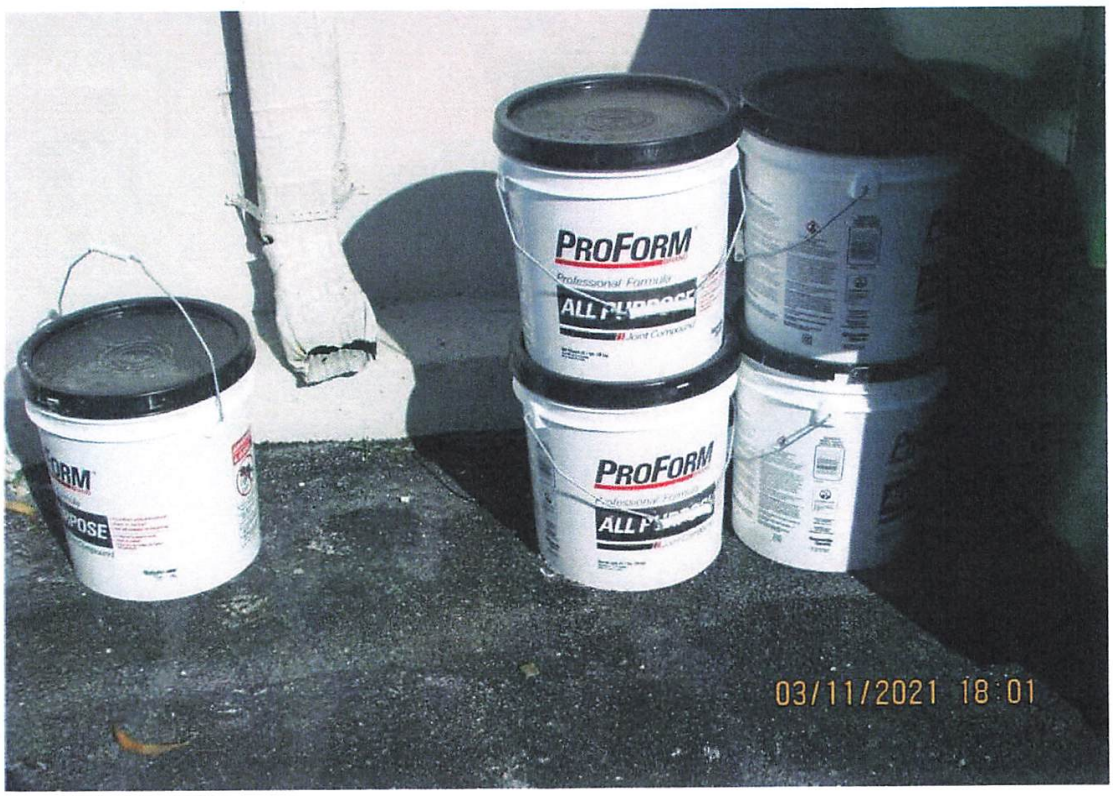
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03/11/2021 18:01


03/11/2021 18:01


SJIII 3219
1-800-UR-RENTS
03/11/2021 18:01


03/11/2021 18:01


03/11/2021 18:01


GRANITE
954 544 2
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03/11/2021 18:03


A
03/11/2021 18:03


03/17/2021 11:19


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03/17/2021 11:22


03/17/2021 11:22


A
DELIVERIES
TO THE
BACK
05/10/2021 10:13


A
05/10/2021 10:14


A
05/10/2021 10:14


05/10/2021 10:14


05/10/2021 10:15


FDC
05/10/2021 10:15


05/10/2021 10:15


C
05/10/2021 10:07


B
DELIVERIES
TO THE
BACK
05/10/2021 10:10

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Case #:

5638

Property Owner:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay A

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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.

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Joseline Ramirez

Chief Code Enforcement Officer

4/26/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 2400 SW30 LLC Respondent(s)	Case No.: 5638

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2400 SW 30 Avenue, Bay A, Pembroke Park, FL 33009

PROPERTY OWNER: 2400 SW30 LLC, 323 Sunny Isles Blvd #501, Sunny Isles, FL 33160

FOLIO NO.: 514221010109

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a)(b) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 150.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Case 5638
Case 5637
Case 5622
Case 5533

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 26 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
BAM MHC LLC/LUIS ROCA	2402 SUSAN LANE PEMBROKE PARK, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2402 SUSAN LANE

Legal Description

Case Status Open **Case #** 5801 **Date Next Inspection** 8/17/2022

Notes STOP ALL WORK:
1. Demo interior renovation done prior of obtaining a permit including the removal of the ceilings, walls, water heater, bathroom, etc. Obtain permits for
2. Possible addition was added to the original mobile home. Verify with the Building Department for permitting
3. A double permit fee has been assessed to the property.

Not in compliance as of 8/15/22

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/3/2021		Notice of Violation	Hand Regular Mail
8/30/2021	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
8/1/2022	8/17/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 8/5/22 Certified Mail 8/2/22

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: 8/17/2022
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: 8/17/2022

Fines

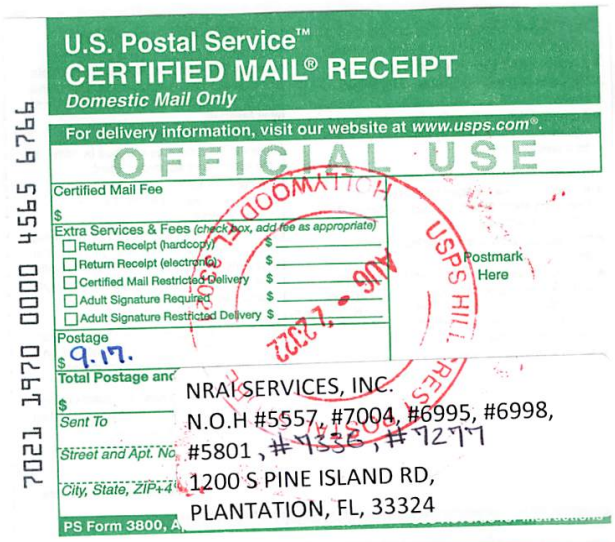
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$13,700.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$13,800.00**

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$13,800.00

7021 1970 0000 4565 6766



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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
$ 9.17.

Total Postage and
$

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

Postmark Here

AUG - 2 2022

NRAI SERVICES, INC.
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324

PS Form 3800, A

7021 1970 0000 4565 6926



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

Postmark Here

AUG - 2 2022

BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
302 KNIGHTS RUN AVE #1108,
TAMPA, FL, 33602

PS Form 3800, A

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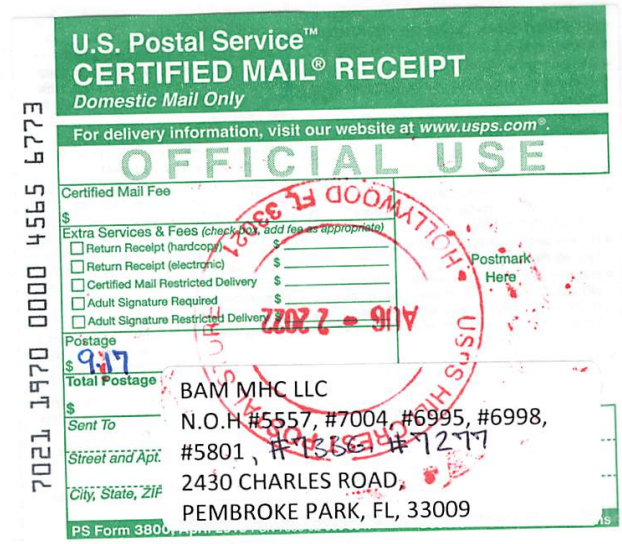

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OFFICIAL USE

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
$ 9.17

Total Postage
$

Sent To
Street and Apt.
City, State, ZIP

Postmark Here

AUG - 2 2022

BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800

7021 1970 0000 4565 6896



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

Postage
$ 7.82

Total Postage
$

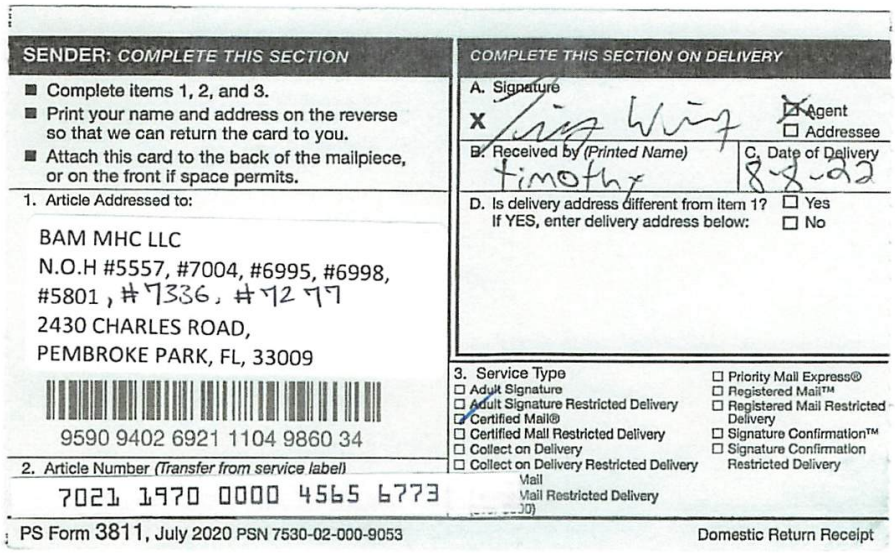
Sent To
Street and Apt.
City, State, ZIP

Postmark Here

AUG - 2 2022

BAM MHC LLC/LUIS ROCA
N.O.H #5801
2402 SUSAN LANE,
PEMBROKE PARK, FL, 33009

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:

BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7277
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9860 34

2. Article Number (Transfer from service label)
7021 1970 0000 4565 6773

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Timothy
C. Date of Delivery 8-3-22

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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
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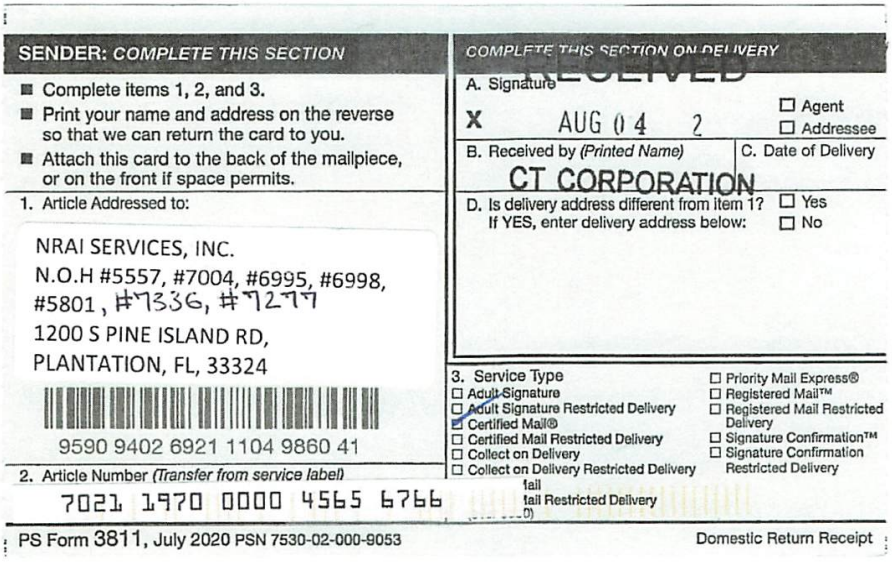
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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:

NRAI SERVICES, INC.
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7277
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324

9590 9402 6921 1104 9860 41

2. Article Number (Transfer from service label)
7021 1970 0000 4565 6766

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AUG 04 2 ☐ Agent ☐ Addressee

B. Received by (Printed Name) CT CORPORATION
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
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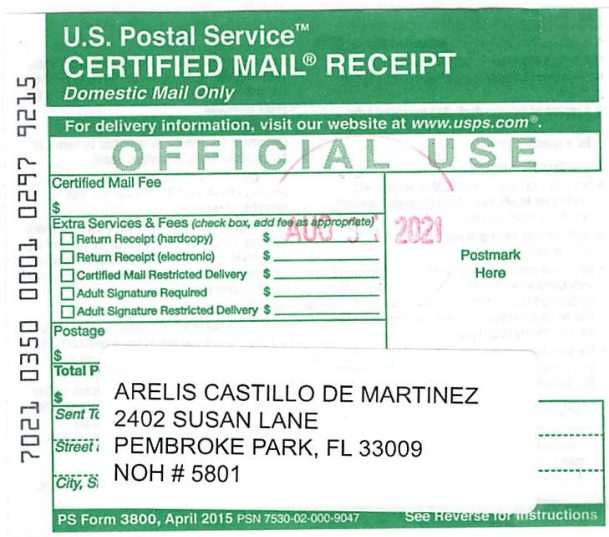
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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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 $

AUG 2021

Postmark Here

Postage
$

Total P
$

Sent To
Street
City, S

ARELIS CASTILLO DE MARTINEZ
2402 SUSAN LANE
PEMBROKE PARK, FL 33009
NOH # 5801

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

7021 0350 0001 0297 9215



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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 $

AUG 2021

Postmark Here

Postage 7.33
$

Total
$

Sent
Street
City,

BAM MHC LLC
302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602
NOH # 5801

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

7021 0350 0001 0297 9239



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:

BAM MHC LLC
302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602
FO # 5801

9590 9402 6610 1028 6959 65

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 7730

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C-19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C-19 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



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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
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Total
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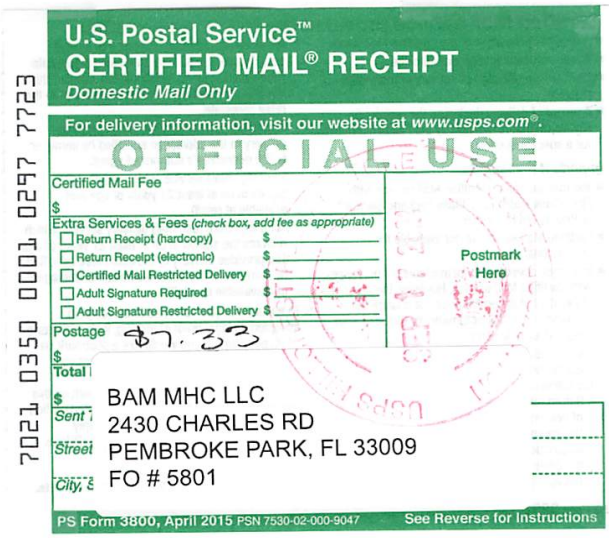
Sent
Street
City,

Postmark Here

BAM MHC LLC
302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602
FO # 5801

7021 0350 0001 0297 7730

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



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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
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Total
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Sent
Street
City,

Postmark Here

BAM MHC LLC
2430 CHARLES RD
PEMBROKE PARK, FL 33009
FO # 5801

7021 0350 0001 0297 7723

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



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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
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Total
$
Sent
Street
City,

Postmark Here

ARELIS CASTILLO DE MARTINEZ
2402 SUSAN LANE
PEMBROKE PARK, FL 33009
FO # 5801

7021 0350 0001 0297 7716

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



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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) $ AUG 3 2021
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total
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Sent
Street
City,

Postmark Here

BAM MHC LLC
2430 CHARLES RD
PEMBROKE PARK, FL 33009
NOH # 5801

7021 0350 0001 0297 9222

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

ARELIS CASTILLO DE MARTINEZ
2402 SUSAN LANE
PEMBROKE PARK, FL 33009
NOH # 5801

9590 9402 6610 1028 6999 70

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) José Martinez | 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 202[illegible] 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:

ARELIS CASTILLO DE MARTINEZ
2402 SUSAN LANE
PEMBROKE PARK, FL 33009
FO # 5801

9590 9402 6610 1028 6959 89

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7716

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

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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:

BAM MHC LLC
2430 CHARLES RD
PEMBROKE PARK, FL 33009
NOH # 5801

9590 9402 6610 1028 6999 87

2. Article Number (Transfer from service label)
021 0350 0001 0297 9222

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] | 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
- ☐ 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

NOV #5801

TOWN OF PEMBROKE PARK

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

Hasler
05/03/2021
US POSTAGE $



Sent To:

ARELIS CASTILLO DE MARTINEZ

2402 SUSAN LANE
PEMBROKE PARK, FL 33009

Case #:

5801

NOV #5801

TOWN OF PEMBROKE PARK

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

Hasler
05/03/2021
US POSTAGE $



Bam MHC LLC
302 Knights Run Ave #1108
Tampa FL 33602



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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
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Total
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Sent
Street
City,

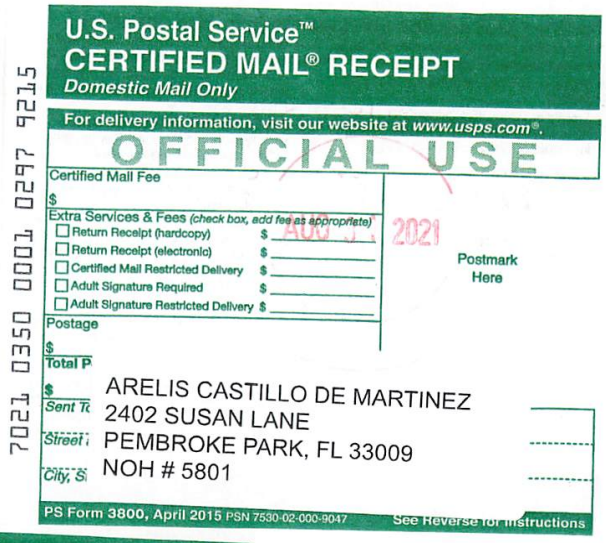
AUG 31 2021

Postmark Here

BAM MHC LLC
302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602
NOH # 5801

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

7021 0350 0001 0297 9239



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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
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Total P
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Sent To
Street
City, St

AUG 31 2021

Postmark Here

ARELIS CASTILLO DE MARTINEZ
2402 SUSAN LANE
PEMBROKE PARK, FL 33009
NOH # 5801

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

7021 0350 0001 0297 9215



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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
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Total
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Sent
Street
City,

AUG 31 2021

Postmark Here

BAM MHC LLC
2430 CHARLES RD
PEMBROKE PARK, FL 33009
NOH # 5801

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

7021 0350 0001 0297 9222



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
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).

* 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*	$1,896,520		$1,896,520	$1,896,520	
2020	$1,896,520		$1,896,520	$1,896,520	$40,930.32
2019	$1,060,110		$1,060,110	$1,060,110	$23,146.44

2021* 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

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

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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
BAM MHC LLC LUIS ROCA	CASE NO. 5801
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 2402 SUSAN LANE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2402 SUSAN LANE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BAM MHC LLC/ LUIS ROCA AT 10:04 A.M. ON THE 5 DAY OF AUGUST 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.

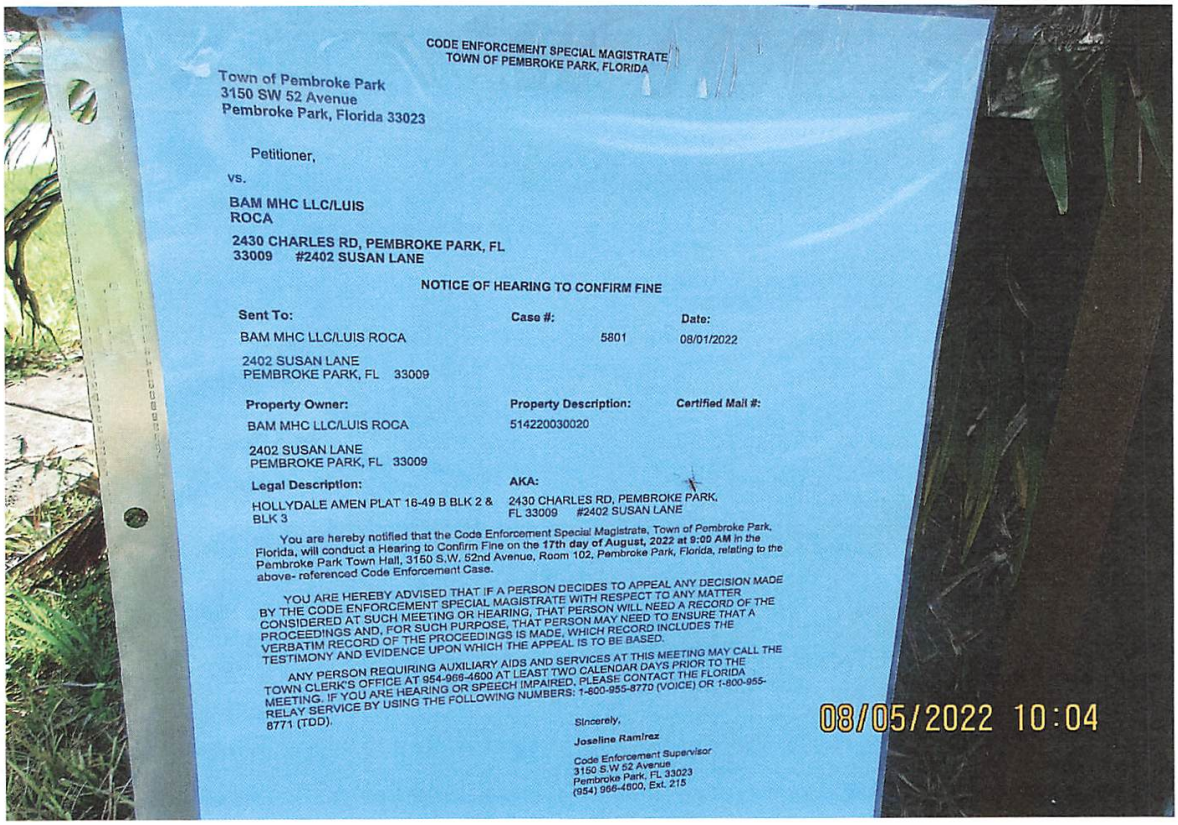
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of August, 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 _____



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

BAM MHC LLC/LUIS ROCA

2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2402 SUSAN LANE

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
BAM MHC LLC/LUIS ROCA 2402 SUSAN LANE PEMBROKE PARK, FL 33009	5801	08/01/2022

Property Owner:	Property Description:	Certified Mail #:
BAM MHC LLC/LUIS ROCA 2402 SUSAN LANE 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 #2402 SUSAN LANE

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 August, 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

08/05/2022 10:04



Town of Pembroke Park

INVOICE

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

Bill To:

BAM MHC LLC/LUIS ROCA
2430 CHARLES RD,
PEMBROKE PARK, FL, 33009

DATE: August 5, 2022
INVOICE # 428
FOR:

Case # **5801**
BAM MHC LLC / LUIS ROCA
2402 SUSAN LANE,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105 and 5-17		
	Final Order 09/15/2021		
276	Day(s) of Per Diem from (11/14/21-08/17/2022)	$ 50.00	$ 13,800.00
1	Admin Fee	$ 100.00	$ 100.00
		Balance	$ 13,900.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

BAM MHC LLC/LUIS ROCA

2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2402 SUSAN LANE

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
BAM MHC LLC/LUIS ROCA 2402 SUSAN LANE PEMBROKE PARK, FL 33009	5801	08/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
BAM MHC LLC/LUIS ROCA 2402 SUSAN LANE 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 #2402 SUSAN LANE

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 August, 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, vs. ARELIS CASTILLO DE MARTINEZ / BAM MHC LLC Respondent(s)	Case No.: 5801

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 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: 2402 SUSAN LANE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: BAM MHC LLC, 302 KNIGHTS RUN AVE #1108, TAMPA, FL 33602

FOLIO NO.: 5142 20 03 0020

LEGAL DESCRIPTION: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & 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) 5-105; 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 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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

ARELIS CASTILLO DE MARTINEZ

2402 SUSAN LANE
PEMBROKE PARK, FL 33009

Case #:

5801

Property Owner:

ARELIS CASTILLO DE MARTINEZ

2402 SUSAN LANE
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 #2402 SUSAN LANE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/3/2021 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

STOP ALL WORK:
1. Demo interior renovation done prior of obtaining a permit including the removal of the ceilings, walls, water heater, bathroom, etc. Obtain permits for
2. Possible addition was added to the original mobile home. Verify with the Building Department for permitting
3. A double permit fee has been assessed to the property.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Teressa Malcolm

Code Enforcement Officer



8/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LUIS ROCA / ARELIS CASTILLO DE MARTINEZ) CASE NO. 5801

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUIS ROCA / ARELIS CASTILLO DE MARTINEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2402 SUSAN LANE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: LUIS ROCA / ARELIS CASTILLO DE MARTINEZ AT **03:11** 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.

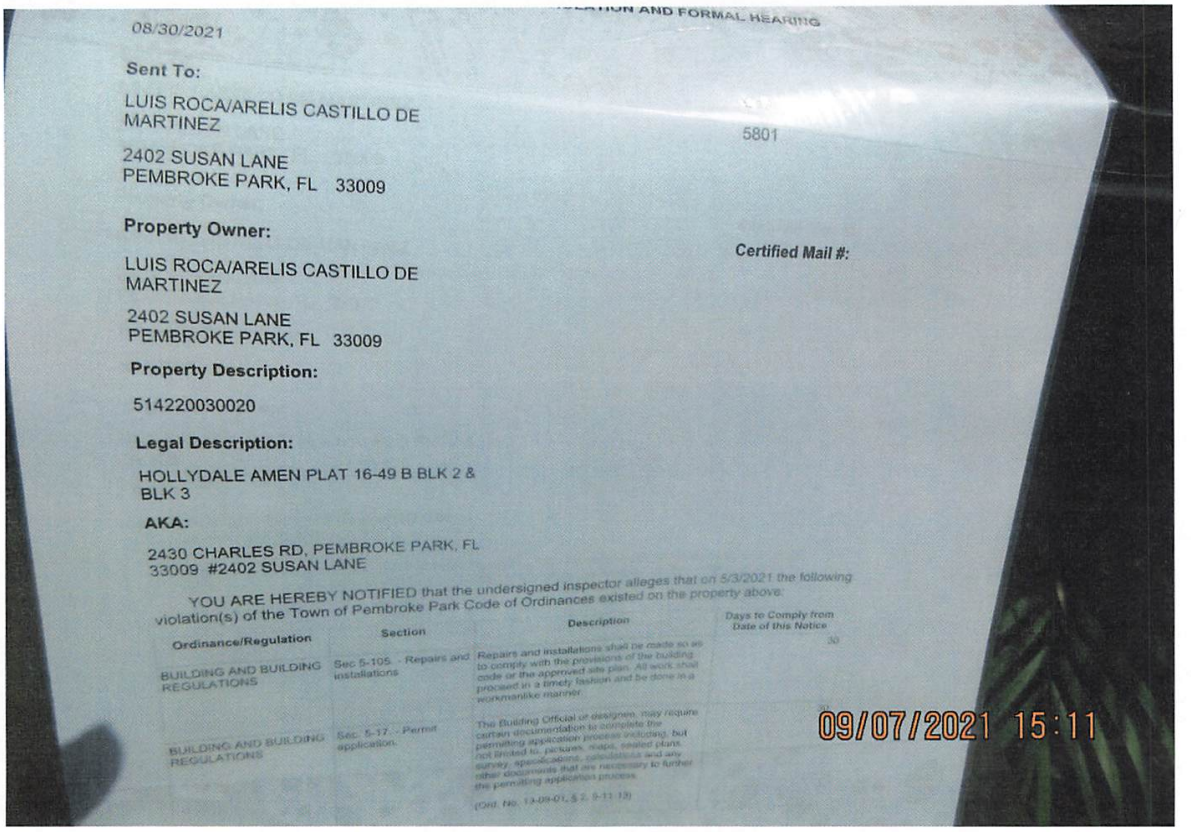
AFFIANT

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 _____





...ION AND FORMAL HEARING

08/30/2021

Sent To:

LUIS ROCA/ARELIS CASTILLO DE MARTINEZ

5801

2402 SUSAN LANE
PEMBROKE PARK, FL 33009

Property Owner:

Certified Mail #:

LUIS ROCA/ARELIS CASTILLO DE MARTINEZ

2402 SUSAN LANE
PEMBROKE PARK, FL 33009

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2402 SUSAN LANE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/3/2021 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)	

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09/07/2021 15:11


09/07/2021 15:11


09/07/2021 15:12


09/07/2021 15:12


09/07/2021 15:12


09/07/2021 15:12


09/07/2021 15:12


09/07/2021 15:12


09/07/2021 15:12


09/07/2021 15:13

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ARELIS CASTILLO DE MARTINEZ 2402 SUSAN LANE PEMBROKE PARK, FL 33009	5801	05/03/2021

Property Owner:	Property Description:	Certified Mail #:
ARELIS CASTILLO DE MARTINEZ 2402 SUSAN LANE 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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/3/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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Notes/Means of Correction:

STOP ALL WORK:
1. Demo interior renovation done prior of obtaining a permit including the removal of the ceilings, walls, water heater, bathroom, etc. Obtain permits for
2. Possible addition was added to the original mobile home. Verify with the Building Department for permitting
3. A double permit fee has been assessed to the property.

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

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

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name ARELIS CASTILLO DE MARTINEZ Date 4.22.2021

Site Address 2402 SUSAN LANE
PEMBROKE PARK FL 33009 Case # _____

Sub/Park _____

Permit # _____

☑ *STOP ALL WORK

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☑ Violation of Town Ordinance # 5(105)

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

STOP ALL WORK. DEMO INTERIOR RENOVATION. REMOVAL OF WALLS, TOILET, WATER HEATER. ADDITION ADDED +/- CM/+/- POSSIBLE SCREEN ROOM CONVERSION - VERIFY W/ BUILDING DEPT.

Corrective Action(s)

OBTAIN PERMITS FOR DEMO AND REMOVAL OF WALLS, BATHROOM, WATER HEATER WITH ADDITION THAT WAS ADDED.

☑ Structural ☑ Plumbing ☐ Mechanical ☑ Electrical
☑ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☑ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

T. Malcolm
Code Enforcement Officer

Arelis Castillo
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


04/22/2021 13:37


2402
04/22/2021 13:38


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BASURA Y ESCOMBRO
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BASURA Y ESCOMBRO
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04/22/2021 13:33


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04/22/2021 13:37


04/22/2021 13:38


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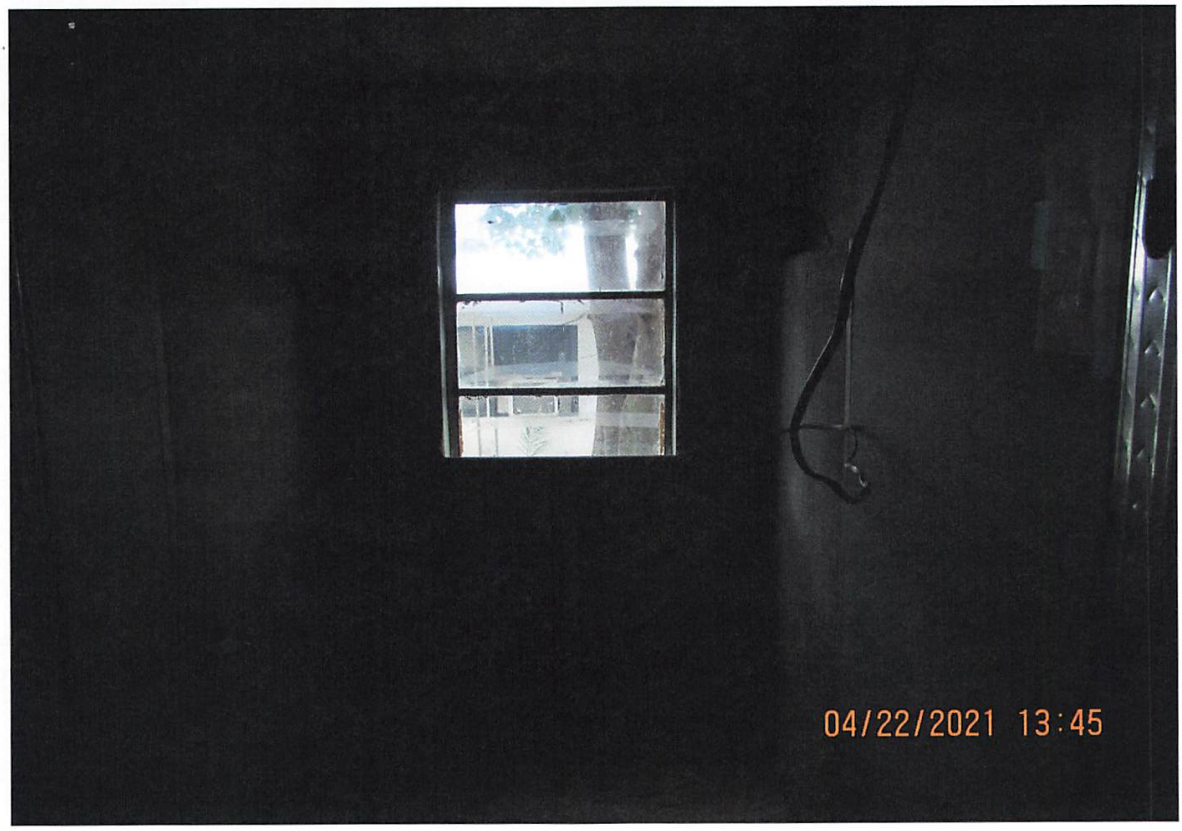
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USG DUROCK
Cement Board with EdgeG
04/22/2021 13:46

Case Overview

Property/Incident Information

Owner	Address	Site Address
KENNETH &CHERYL A DASILVA REV TR DASILVA,KENNETH &CHERYL A TRSTEE	5480 SW 100 AVE COOPER CITY, FL 33328	3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6886 **Date Next Inspection** 8/12/2022

Notes

1. Wooden fence has erosion and is fallen. Install new wooden or remove wooden fence with permits and inspections.
2. Parking vehicles on grass/swale areas. Remove all vehicles from grass/swale area and restore with new sod.
3. Parking lot has cracks, holes, oil stains and damage. Pave and re-stripe parking lot with permit and inspections.
4. Exterior building and common areas has dirt build up. Pressure wash, repair and paint exterior.
5. Roof exterior has dirt build. Wash or chemical treat roof to remove dirt build up.
6. Portable container requires maintenance. Pressure wash & paint portable container/storage container to match building color.
7. Storing tires outside, storing of appliances, tables, and chairs; outdoor storage is prohibited. Remove all items store inside.
8. Overgrown hedges. Trim all overgrown hedges.
9. Damaged irrigation system. Obtain a permit and inspections to repair or remove irrigation system.
10. Sales of cars is prohibited and violates the certificate of use/business tax receipt. Hatian Tires is only allowed to sell tires. Remove all vehicles that are for sale.
11. Multiple abandon vehicles on property (no tags). Remove all abandon vehicles.
12. Dumping trash on swale. Remove all trash and debris from swale area.

Contact the Building Dept at 954-966-4600, ext. 182 to obtain permit and inspections.
Contact the Code Dept. at 954-966-4600, ext 215 when permits are complete and when maintenance is complete.

Item's 4, 5, 6, 8, 11, 12 have been corrected. 6 items out of 12

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/24/2022		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	5/18/2022	Final Order	Certified Mail
8/1/2022	8/17/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property 8/5/22 Certified Mail 8/2/22
8/12/2022		Affidavit of Non-Compliance	

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: 8/12/2022
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.	8/12/2022
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: 8/12/2022
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: 8/12/2022
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: 8/12/2022
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.	8/12/2022
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: 8/12/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 8/12/2022
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: 8/12/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 8/12/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	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...	Not in Compliance - Reinspection Date: 8/12/2022
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: 8/12/2022
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: 8/12/2022
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: 8/12/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	8/12/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-3. - Declaration of nuisance.	The accumulation and storage of abandoned property on private property shall constitute a nuisance, detrimental to the health, safety and welfare of the inhabitants of the Town, and it shall be the duty of the private property owner or lessee or other person in possession of the private property upon which such abandoned property is located to remove same from the Town, or have the same housed in a building where it will not be visible from the street. (Ord. No. 98-4-2, § 3, 4-8-98)	8/12/2022
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)	8/12/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 8/12/2022

Case Overview

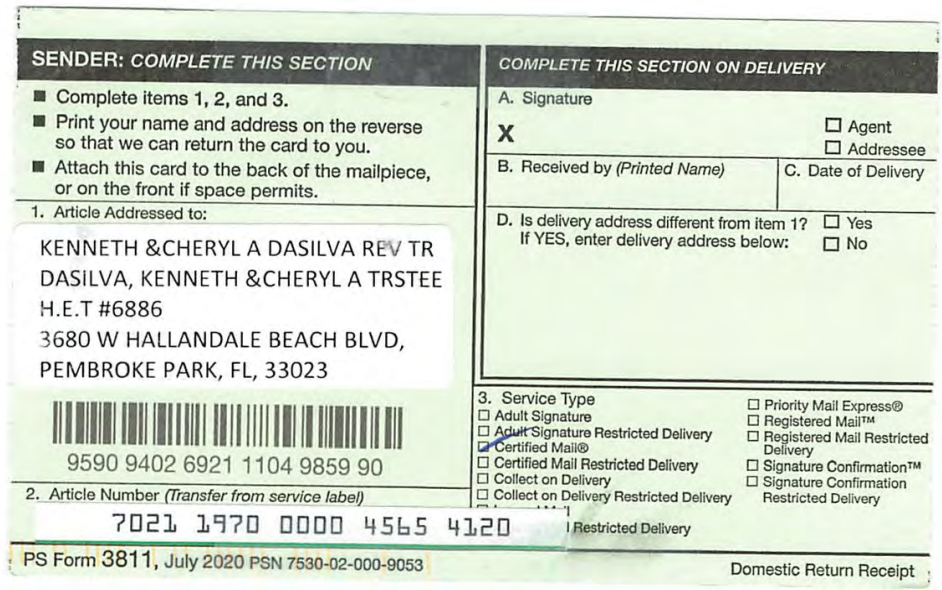
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and 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: 8/12/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$0.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$100.00**

Payments

Date	Payment Type Name	Amount
6/8/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$0.00**



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:

KENNETH &CHERYL A DASILVA REV TR
DASILVA, KENNETH &CHERYL A TRSTEE
H.E.T #6886
3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9859 90

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 4120

COMPLETE THIS SECTION ON DELIVERY

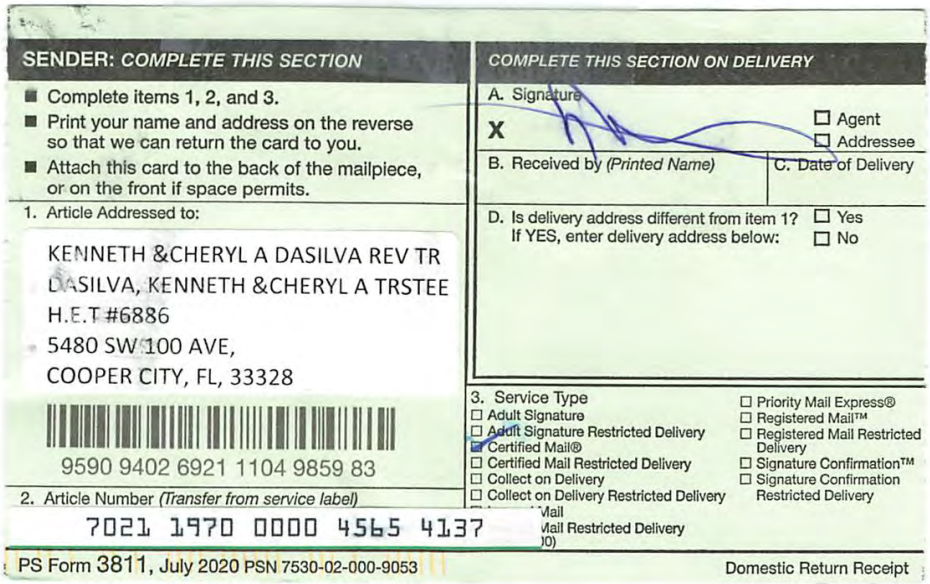
A. Signature
X ☐ Agent ☐ Addressee

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:

KENNETH &CHERYL A DASILVA REV TR
DASILVA, KENNETH &CHERYL A TRSTEE
H.E.T #6886
5480 SW 100 AVE,
COOPER CITY, FL, 33328

9590 9402 6921 1104 9859 83

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 4137

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

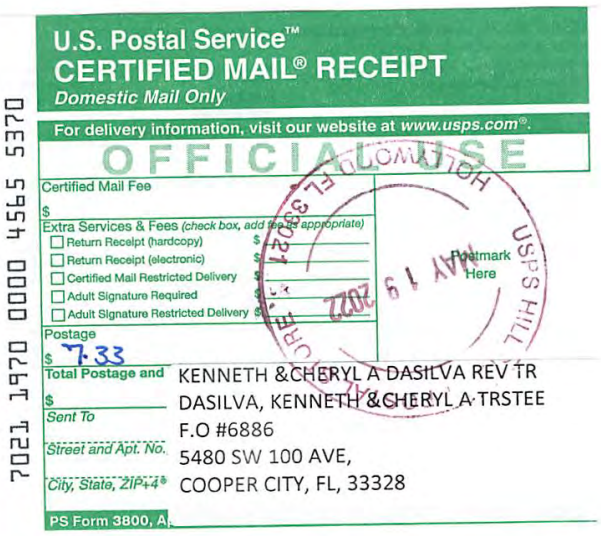
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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



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 KENNETH &CHERYL A DASILVA REV TR
DASILVA, KENNETH &CHERYL A TRSTEE
Street and Apt. No. F.O #6886
3680 W HALLANDALE BEACH BOULEVARD,
City, State, ZIP+4 PEMBROKE PARK, FL, 33023
PS Form 3800, A
Postmark Here
MAY 9 2022
7021 1970 0000 4565 5363



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 KENNETH &CHERYL A DASILVA REV TR
DASILVA, KENNETH &CHERYL A TRSTEE
Street and Apt. No. F.O #6886
5480 SW 100 AVE,
City, State, ZIP+4 COOPER CITY, FL, 33328
PS Form 3800, A
Postmark Here
MAY 19 2022
7021 1970 0000 4565 5370

7021 1970 0000 4565 9736

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
$ 7.53

Total Postage and Fees
$

Sent To
KENNETH &CHERYL A DASILVA REV TR

Street and Apt. No.
DASILVA, KENNETH &CHERYL A TRSTEE
N.O.H #6886
5480 SW 100 AVE,

City, State, ZIP+4®
COOPER CITY, FL, 33328

PS Form 3800, A

USPS HILLCREST POSTAL STORE
MAY -3 2022
Postmark Here
HOLLYWOOD FL 33021

7021 1970 0000 4565 9729

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
$ 7.53

Total Postage and Fees
$

Sent To
KENNETH &CHERYL A DASILVA REV TR

Street and Apt. No.,
DASILVA, KENNETH &CHERYL A TRSTEE
N.O.H #6886

City, State, ZIP+4®
3680 W HALLANDALE BEACH BOULEVARD,
PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

USPS HILLCREST POSTAL STORE
MAY -3 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:

KENNETH &CHERYL A DASILVA REV TR
DASILVA, KENNETH &CHERYL A TRSTEE
N.O.H #6886
5480 SW 100 AVE,
COOPER CITY, FL, 33328

9590 9402 6921 1104 8097 15

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 9736

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

Hasler FIRST-CLASS MAIL
03/25/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

KENNETH & CHERYL A DASILVA
REV TR DASILVA, KENNETH
&CHERYL A TRSTEE
CASE #6886
3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

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

Hasler FIRST-CLASS MAIL
03/25/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

KENNETH &CHERYL A DASILVA
REV TR DASILVA,KENNETH
&CHERYL A TRSTEE

5480 SW 100 AVE
COOPER CITY, FL 33328

Case #:

6886



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3680 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	KENNETH &CHERYL A DASILVA REV TR DASILVA, KENNETH &CHERYL A TRSTEE
Mailing Address	5480 SW 100 AVE COOPER CITY FL 33328-5602

ID #	5142 30 09 0270
Millage	0613
Use	27-04

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

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*	$81,550	$68,910	$150,460	$150,460	
2021	$81,550	$68,910	$150,460	$150,460	$3,235.56
2020	$81,550	$67,000	$148,550	$148,550	$3,205.98

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$150,460	$150,460	$150,460	$150,460
Portability	0	0	0	0
Assessed/SOH	$150,460	$150,460	$150,460	$150,460
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	$150,460	$150,460	$150,460	$150,460

Sales History

Date	Type	Price	Book/Page or CIN
3/8/2018	QCD-T	$100	114941942
3/1/1989	WD	$63,500	16249 / 706
2/1/1988	CET	$1,000	
6/1/1982	WD	$50,000	
10/1/1966	WD	$17,000	

Land Calculations

Price	Factor	Type
$11.25	7,249	SF
Adj. Bldg. S.F. (Card, Sketch)		921
Eff./Act. Year Built: 1958/1957		

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.	)
	)
KENNETH &CHERYL A DASILVA REV TR DASILVA ,KENNETH &CHERYL A TRSTEE	CASE NO. 6886
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: KENNETH &CHERYL A DASILVA REV TR DASILVA,KENNETH &CHERYL A TRSTEE AT 08:38 A.M. ON THE 5 DAY OF AUGUST 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

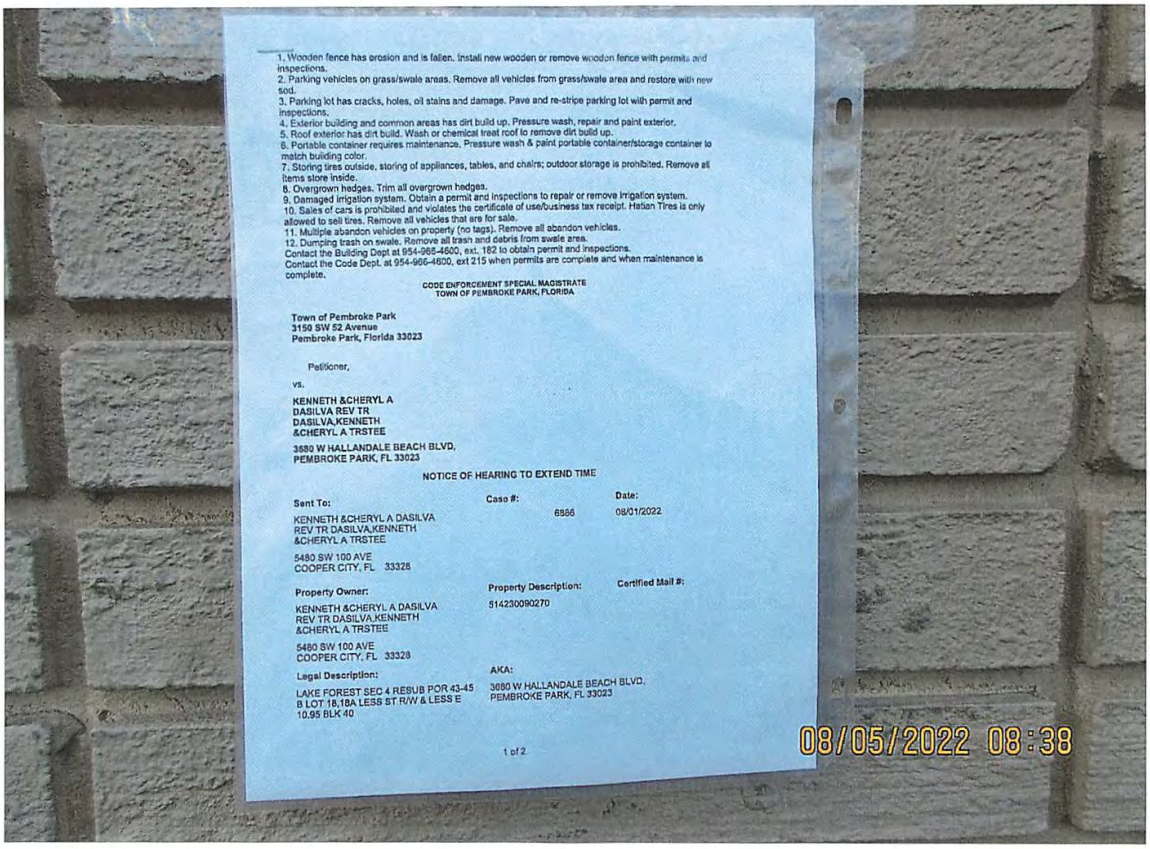
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [√] physical presence or [_] online notarization this 9 day of August, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


3680
08/05/2022 08:38


1. Wooden fence has erosion and is fallen. Install new wooden or remove wooden fence with permits and inspections.
2. Parking vehicles on grass/swale areas. Remove all vehicles from grass/swale area and restore with new sod.
3. Parking lot has cracks, holes, oil stains and damage. Pave and re-stripe parking lot with permit and inspections.
4. Exterior building and common areas has dirt build up. Pressure wash, repair and paint exterior.
5. Roof exterior has dirt build. Wash or chemical treat roof to remove dirt build up.
6. Portable container requires maintenance. Pressure wash & paint portable container/storage container to match building color.
7. Storing tires outside, storing of appliances, tables, and chairs; outdoor storage is prohibited. Remove all items store inside.
8. Overgrown hedges. Trim all overgrown hedges.
9. Damaged irrigation system. Obtain a permit and inspections to repair or remove irrigation system.
10. Sales of cars is prohibited and violates the certificate of use/business tax receipt. Hatian Tires is only allowed to sell tires. Remove all vehicles that are for sale.
11. Multiple abandon vehicles on property (no tags). Remove all abandon vehicles.
12. Dumping trash on swale. Remove all trash and debris from swale area.
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permit and inspections.
Contact the Code Dept. at 954-966-4600, ext 215 when permits are complete and when maintenance is complete.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

KENNETH &CHERYL A
DASILVA REV TR
DASILVA,KENNETH
&CHERYL A TRSTEE

3680 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:
KENNETH &CHERYL A DASILVA REV TR DASILVA,KENNETH &CHERYL A TRSTEE

5480 SW 100 AVE
COOPER CITY, FL 33328

Case #:
6586

Date:
08/01/2022

Property Owner:
KENNETH &CHERYL A DASILVA REV TR DASILVA,KENNETH &CHERYL A TRSTEE

5480 SW 100 AVE
COOPER CITY, FL 33328

Property Description:
514230090270

Certified Mail #:

Legal Description:
LAKE FOREST SEC 4 REPUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

AKA:
3680 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023

1 of 2

08/05/2022 08:38

1. Wooden fence has erosion and is fallen. Install new wooden or remove wooden fence with permits and inspections.
2. Parking vehicles on grass/swale areas. Remove all vehicles from grass/swale area and restore with new sod.
3. Parking lot has cracks, holes, oil stains and damage. Pave and re-stripe parking lot with permit and inspections.
4. Exterior building and common areas has dirt build up. Pressure wash, repair and paint exterior.
5. Roof exterior has dirt build. Wash or chemical treat roof to remove dirt build up.
6. Portable container requires maintenance. Pressure wash & paint portable container/storage container to match building color.
7. Storing tires outside, storing of appliances, tables, and chairs; outdoor storage is prohibited. Remove all items store inside.
8. Overgrown hedges. Trim all overgrown hedges.
9. Damaged irrigation system. Obtain a permit and inspections to repair or remove irrigation system.
10. Sales of cars is prohibited and violates the certificate of use/business tax receipt. Hatian Tires is only allowed to sell tires. Remove all vehicles that are for sale.
11. Multiple abandon vehicles on property (no tags). Remove all abandon vehicles.
12. Dumping trash on swale. Remove all trash and debris from swale area.
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Contact the Code Dept. at 954-966-4600, ext 215 when permits are complete and when maintenance is complete.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

KENNETH &CHERYL A DASILVA REV TR DASILVA,KENNETH &CHERYL A TRSTEE

3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
KENNETH &CHERYL A DASILVA REV TR DASILVA,KENNETH &CHERYL A TRSTEE 5480 SW 100 AVE COOPER CITY, FL 33328	6886	08/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
KENNETH &CHERYL A DASILVA REV TR DASILVA,KENNETH &CHERYL A TRSTEE 5480 SW 100 AVE COOPER CITY, FL 33328	514230090270	

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40	3680 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 **17th day of August, 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.

KENNETH &CHERYL A DASILVA REV TR
DASILVA, KENNETH &CHERYL A TRSTEE
Respondent(s)

Case No.: 6886

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: 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: KENNETH &CHERYL A DASILVA REV TR DASILVA, KENNETH &CHERYL A TRSTEE

FOLIO NO.: 5142 30 09 0270

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

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)(g)(h)(k)(l)(m)(n)(o); 5-105; 5-17; 12-48; 13-2; 13-3; 15-17; 15-175 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)(e)(g)(h)(k)(l)(m)(n)(o); 5-105; 5-17; 12-48; 13-2; 13-3; 15-17; 15-175 and 27-33 **WITHIN** 90 **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.**

A SEPARATE FINE OF 250.00 PER DAY SHALL BE ASSESSED FOR EACH OF THE ABOVE LISTED VIOLATIONS.

There are 19 open violations as of this date.

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, 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 Dayana CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Haitian Tire
3680 W Hallandale
Pembroke Park, FL 33023

Site Address:

3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Date 6/8/2022 3:08:57 PM
Invoice # 25302
For Code Enforcement Case# 6886

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	8/17/2022		$250.00	0	$0.00
Admin Fixed	5/18/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
6/8/2022	Credit	$100.00
Total		$100.00

Balance **$0.00**

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 7-22-2022 Phone: 954-649-6943

Email: Kdasilva123@aol.com

Property Address: 3680 W Hallandale Bch Blvd Pembroke Park FL

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Kenneth DaSilva (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6886 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the Aug 17 2022 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on May 18 imposing the fine of $ 250.00 per day for violation(s) of the Town's Code of Ordinances: Tenants refuse to cooperative in making repairs and have a lack initiative to comply. Tenant is behind on payments and Im ready to evict him.

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.

Kenneth DaSilva
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Kenneth Wayne Alves DaSilva and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 22 day of July, 2022.

Notary
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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

KENNETH &CHERYL A DASILVA REV TR CASE NO. 6886
DASILVA, KENNETH &CHERYL A TRSTEE

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: KENNETH &CHERYL A DASILVA REV TR DASILVA, KENNETH &CHERYL A TRSTEE AT 10:13 A.M. 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.



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:

KENNETH &CHERYL A DASILVA
REV TR DASILVA,KENNETH
&CHERYL A TRSTEE

5480 SW 100 AVE
COOPER CITY, FL 33328

Case #:

6886

Certified Mail #:

Property Owner:

KENNETH &CHERYL A DASILVA
REV TR DASILVA,KENNETH
&CHERYL A TRSTEE

5480 SW 100 AVE
COOPER CITY, FL 33328

Property Description:

514230090270

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18,18A LESS ST R/W & LESS E
10.95 BLK 40

AKA:

05/06/2022 10:13

Joseline Ramirez

From: Joseline Ramirez
Sent: Tuesday, May 3, 2022 9:58 AM
To: 90konnilewis@yahoo.com
Subject: Case 6886

Good morning Mr. David,

As discussed, please click the link below to view the open violation on the property you currently lease, the property owner has been notified, since April 8, 2022, but has not reached out. Once the violation are complied with please call for a re-inspection. In addition, there is a Hearing on 5/18/2022 at 9am with regards to the open violation at Town Hall that the owner has to answer for. If you have any questions, please give me a call.

caseoverview (inkforce.net)

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

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:

KENNETH &CHERYL A DASILVA
REV TR DASILVA,KENNETH
&CHERYL A TRSTEE

5480 SW 100 AVE
COOPER CITY, FL 33328

Case #:

6886

Property Owner:

KENNETH &CHERYL A DASILVA
REV TR DASILVA,KENNETH
&CHERYL A TRSTEE

5480 SW 100 AVE
COOPER CITY, FL 33328

Certified Mail #:

Property Description:

514230090270

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18,18A LESS ST R/W & LESS E
10.95 BLK 40

AKA:

3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2022 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(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.	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(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(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	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 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	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...	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

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
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	15
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-3. - Declaration of nuisance.	The accumulation and storage of abandoned property on private property shall constitute a nuisance, detrimental to the health, safety and welfare of the inhabitants of the Town, and it shall be the duty of the private property owner or lessee or other person in possession of the private property upon which such abandoned property is located to remove same from the Town, or have the same housed in a building where it will not be visible from the street. (Ord. No. 98-4-2, § 3, 4-8-98)	15
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)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	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. Wooden fence has erosion and is fallen. Install new wooden or remove wooden fence with permits and inspections.
2. Parking vehicles on grass/swale areas. Remove all vehicles from grass/swale area and restore with new sod.
3. Parking lot has cracks, holes, oil stains and damage. Pave and re-stripe parking lot with permit and inspections.
4. Exterior building and common areas has dirt build up. Pressure wash, repair and paint exterior.
5. Roof exterior has dirt build. Wash or chemical treat roof to remove dirt build up.
6. Portable container requires maintenance. Pressure wash & paint portable container/storage container to match building color.
7. Storing tires outside, storing of appliances, tables, and chairs; outdoor storage is prohibited. Remove all items store inside.
8. Overgrown hedges. Trim all overgrown hedges.
9. Damaged irrigation system. Obtain a permit and inspections to repair or remove irrigation system.
10. Sales of cars is prohibited and violates the certificate of use/business tax receipt. Hatian Tires is only allowed to sell tires. Remove all vehicles that are for sale.
11. Multiple abandon vehicles on property (no tags). Remove all abandon vehicles.
12. Dumping trash on swale. Remove all trash and debris from swale area.

Contact the Building Dept at 954-966-4600, ext. 182 to obtain permit and inspections.
Contact the Code Dept. at 954-966-4600, ext 215 when permits are complete and when maintenance is complete.

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 18th day of May, 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.

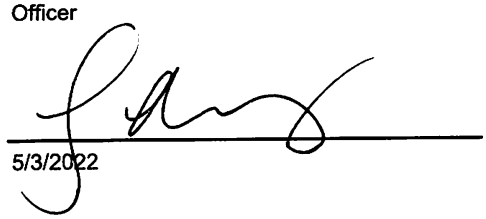
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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



5/3/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
KENNETH &CHERYL A DASILVA REV TR DASILVA,KENNETH &CHERYL A TRSTEE 5480 SW 100 AVE COOPER CITY, FL 33328	6886	03/24/2022

Property Owner:	Property Description:	Certified Mail #:
KENNETH &CHERYL A DASILVA REV TR DASILVA,KENNETH &CHERYL A TRSTEE 5480 SW 100 AVE COOPER CITY, FL 33328	514230090270	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40	3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2022 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(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.	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(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(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	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 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	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...	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
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

Notes/Means of Correction:

1. Wooden fence has erosion and is fallen. Install new wooden or remove wooden fence with permits and inspections.
2. Parking vehicles on grass/swale areas. Remove all vehicles from grass/swale area and restore with new sod.
3. Parking lot has cracks, holes, oil stains and damage. Pave and re-stripe parking lot with permit and inspections.
4. Exterior building and common areas has dirt build up. Pressure wash, repair and paint exterior.
5. Roof exterior has dirt build. Wash or chemical treat roof to remove dirt build up.
6. Portable container requires maintenance. Pressure wash & paint portable container/storage container to match building color.
7. Storing tires outside, storing of appliances, tables, and chairs; outdoor storage is prohibited. Remove all items store inside.
8. Overgrown hedges. Trim all overgrown hedges.
9. Damaged irrigation system. Obtain a permit and inspections to repair or remove irrigation system.
10. Sales of cars is prohibited and violates the certificate of use/business tax receipt. Hatian Tires is only allowed to sell tires. Remove all vehicles that are for sale.
11. Multiple abandon vehicles on property (no tags). Remove all abandon vehicles.
12. Dumping trash on swale. Remove all trash and debris from swale area.
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permit and inspections.
Contact the Code Dept. at 954-966-4600, ext 215 when permits are complete and when maintenance is complete.

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3680 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	KENNETH &CHERYL A DASILVA REV TR DASILVA, KENNETH &CHERYL A TRSTEE
Mailing Address	5480 SW 100 AVE COOPER CITY FL 33328-5602

ID #	5142 30 09 0270
Millage	0613
Use	27-04

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

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*	$81,550	$68,910	$150,460	$150,460	
2021	$81,550	$68,910	$150,460	$150,460	$3,235.56
2020	$81,550	$67,000	$148,550	$148,550	$3,205.98

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$150,460	$150,460	$150,460	$150,460
Portability	0	0	0	0
Assessed/SOH	$150,460	$150,460	$150,460	$150,460
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	$150,460	$150,460	$150,460	$150,460

Sales History

Date	Type	Price	Book/Page or CIN
3/8/2018	QCD-T	$100	114941942
3/1/1989	WD	$63,500	16249 / 706
2/1/1988	CET	$1,000	
6/1/1982	WD	$50,000	
10/1/1966	WD	$17,000	

Land Calculations

Price	Factor	Type
$11.25	7,249	SF
Adj. Bldg. S.F. (Card, Sketch)		921
Eff./Act. Year Built: 1958/1957		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc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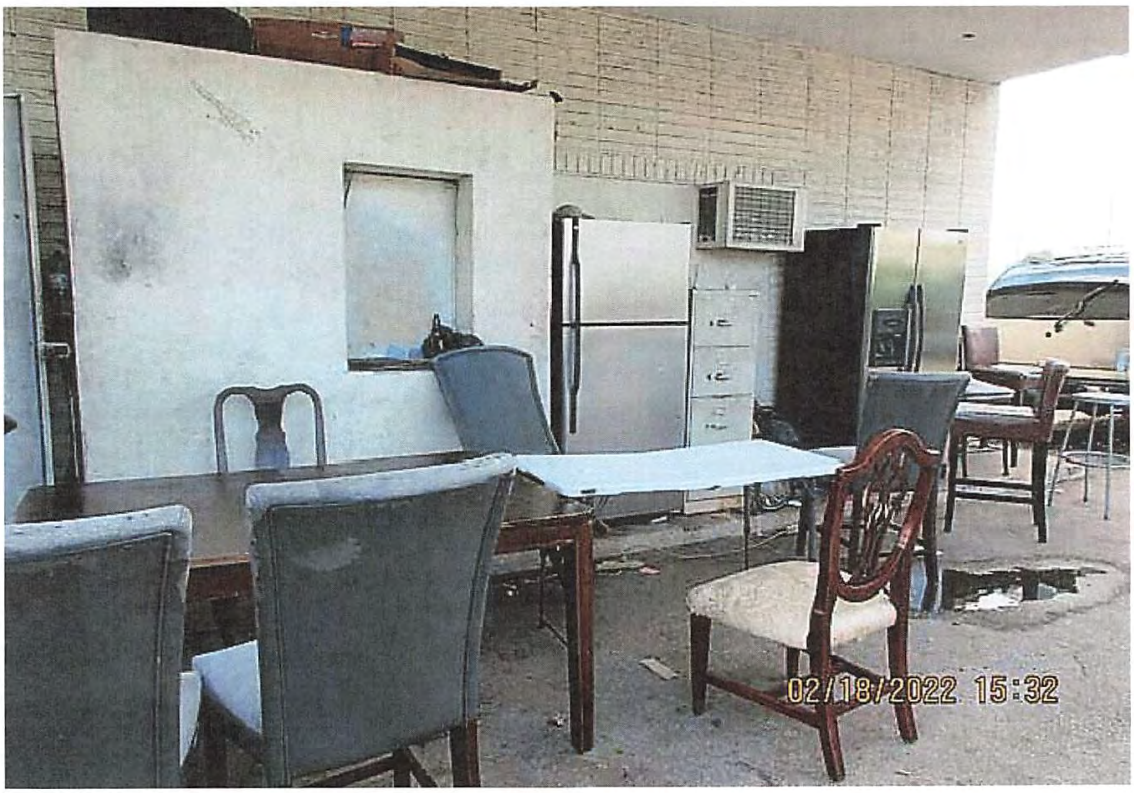
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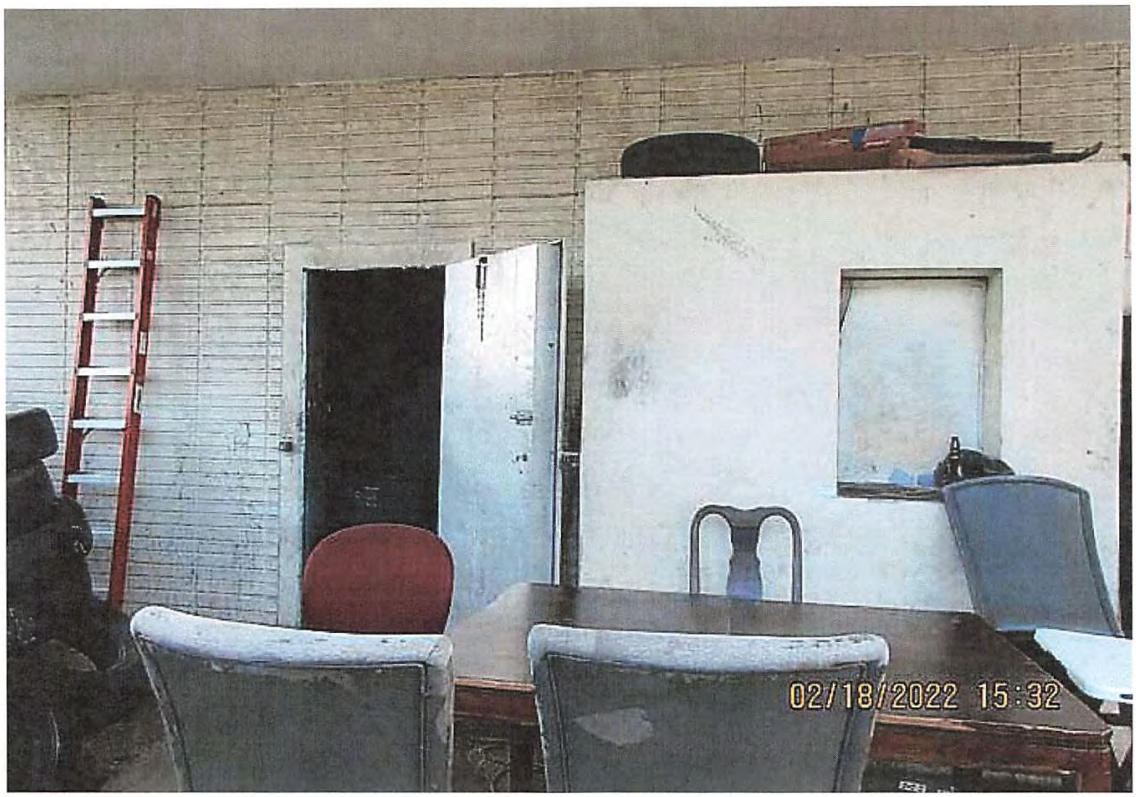
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TIRE STORE
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7 Ave
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08/12/2022 09:27


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STOP
08/12/2022 09:27

Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE RETAIL LLC	8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

Legal Description

Case Status Open **Case #** 4467 **Date Next Inspection** 8/17/2022

Notes No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate
Acct: 004888 Tenant evicted as of 8/17/22

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/17/2019		Notice of Violation	Posted to Property
5/23/2019	6/27/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
7/1/2019	6/27/2019	Final Order	
10/10/2019	10/24/2019	Notice of Formal Hearing - Confirm Fine	Certified Mail
10/10/2019		Affidavit of Non-Compliance	
10/30/2019	10/24/2019	Supplemental Order/Claim of Lien	
5/11/2022	6/15/2022	Notice of Formal Hearing Authorize Foreclosure	Certified Mail
6/29/2022	7/20/2022	Notice of Formal Hearing - Abate Fine - Postponed	Affidavit of Service/Posted to Property Certified Mail
8/2/2022	8/17/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 8/5/22 Certified Mail 8/2/22

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: 8/17/2022
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: 8/17/2022

Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$56,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$56,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$56,850.00**



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

Postage
$ 7.33

Total Postage and
$

Sent To HALLANDALE RETAIL LLC
H.A.F #4467

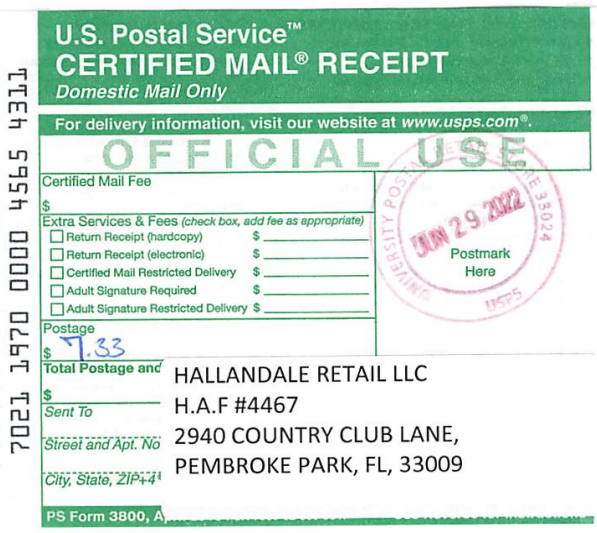
Street and Apt. No. 8800 N BRONX AVE 2ND FLOOR,

City, State, ZIP+4® SKOKIE, IL, 60077

PS Form 3800, A

Postmark Here

JUN 29 2022



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H.A.F #4467

Street and Apt. No 2940 COUNTRY CLUB LANE,

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

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H.A.F #4467

Street and Apt. No. 1201 HAYS STREET,

City, State, ZIP+4® TALLAHASSEE. FL, 32301

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Street and Apt. N.H.A.F #4467,
City, State, ZIP+ 8800 N BRONX AVE 2ND FLOOR,
SKOKIE, IL, 60077

PS Form 3800,

MAY 13 2022

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Sent To HALLANDALE RETAIL LLC
Street and Apt. No., N.H.A.F #4467,
City, State, ZIP+4® 2940 COUNTRY CLUB LANE,
PEMBROKE PARK, FL, 33009

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MAY 13 2022

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Street and Apt. No., N.H.A.F #4467
City, State, ZIP+4® 1201 HAYS STREET,
TALLAHASSEE, FL, 32301

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MAY 13 2022

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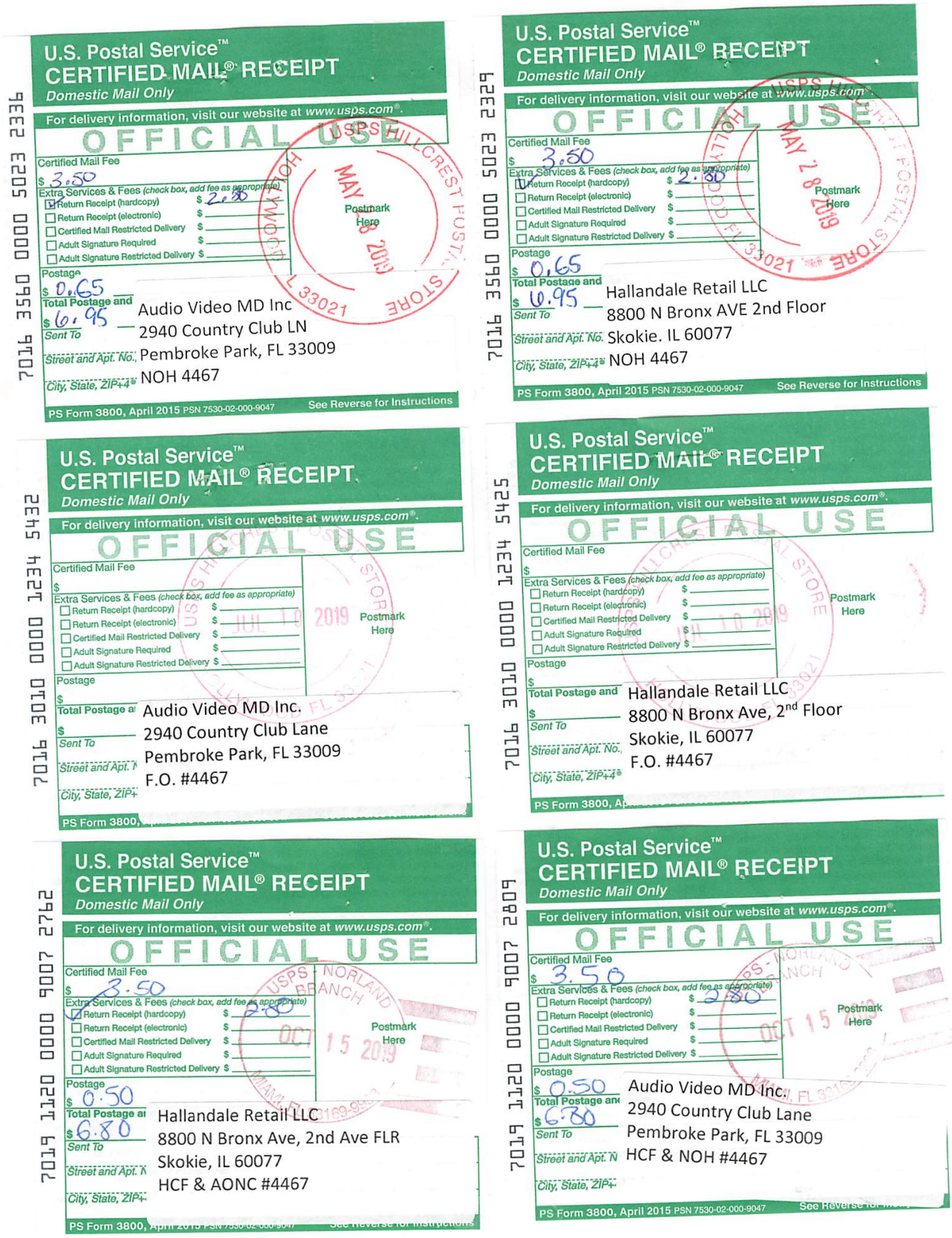

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MAY 28 2019
7016 3560 0000 5023 2336
Audio Video MD Inc
2940 Country Club LN
Pembroke Park, FL 33009
NOH 4467
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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MAY 28 2019
7016 3560 0000 5023 2329
Hallandale Retail LLC
8800 N Bronx AVE 2nd Floor
Skokie. IL 60077
NOH 4467
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Audio Video MD Inc.
2940 Country Club Lane
Pembroke Park, FL 33009
F.O. #4467
PS Form 3800,

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7016 3010 0000 1234 5425
Hallandale Retail LLC
8800 N Bronx Ave, 2nd Floor
Skokie, IL 60077
F.O. #4467
PS Form 3800, Ap

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Extra Services & Fees (check box, add fee as appropriate)
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7019 1120 0000 9007 2762
Hallandale Retail LLC
8800 N Bronx Ave, 2nd Ave FLR
Skokie, IL 60077
HCF & AONC #4467
PS Form 3800, April 2015

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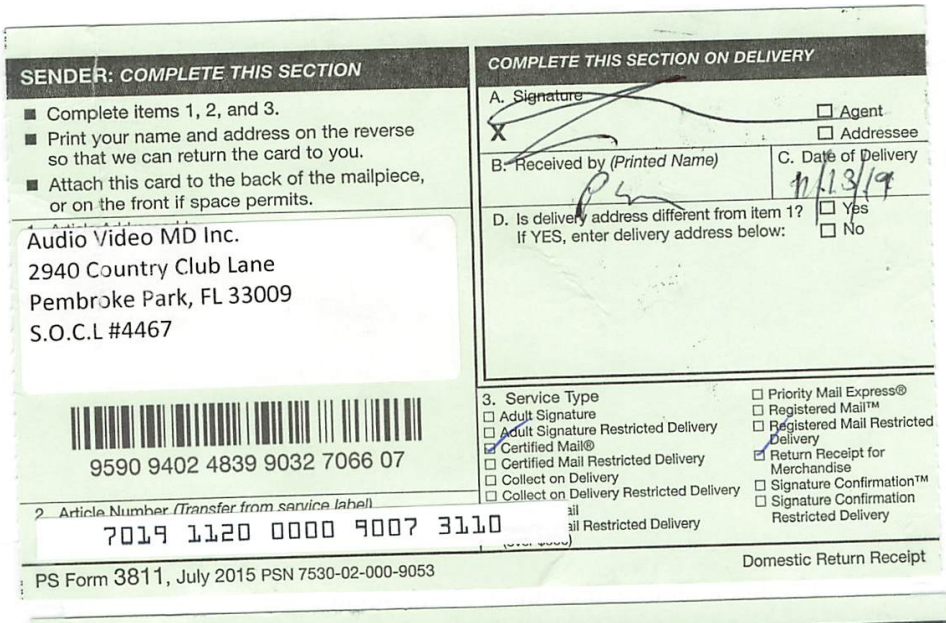
OCT 15
7019 1120 0000 9007 2809
Audio Video MD Inc.
2940 Country Club Lane
Pembroke Park, FL 33009
HCF & NOH #4467
PS Form 3800, April 2015 PSN 7530-02-000-9047



SENDER: COMPLETE THIS SECTION

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

Audio Video MD Inc.
2940 Country Club Lane
Pembroke Park, FL 33009
S.O.C.L #4467

9590 9402 4839 9032 7066 07

2. Article Number (Transfer from service label)
7019 1120 0000 9007 3110

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

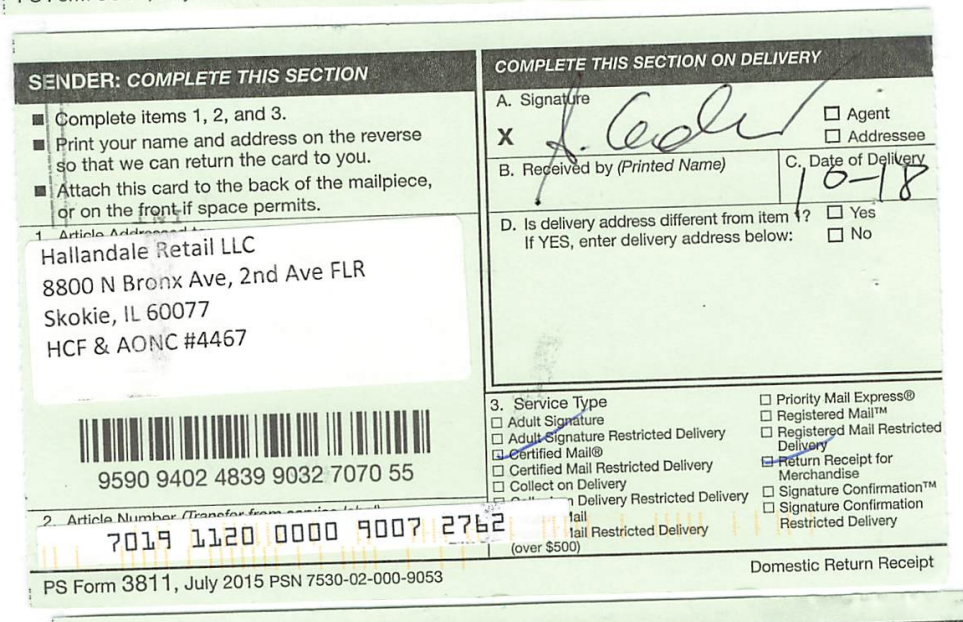
B. Received by (Printed Name)

C. Date of Delivery
11/13/19

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

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.

Hallandale Retail LLC
8800 N Bronx Ave, 2nd Ave FLR
Skokie, IL 60077
HCF & AONC #4467

9590 9402 4839 9032 7070 55

2. Article Number (Transfer from service label)
7019 1120 0000 9007 2762

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

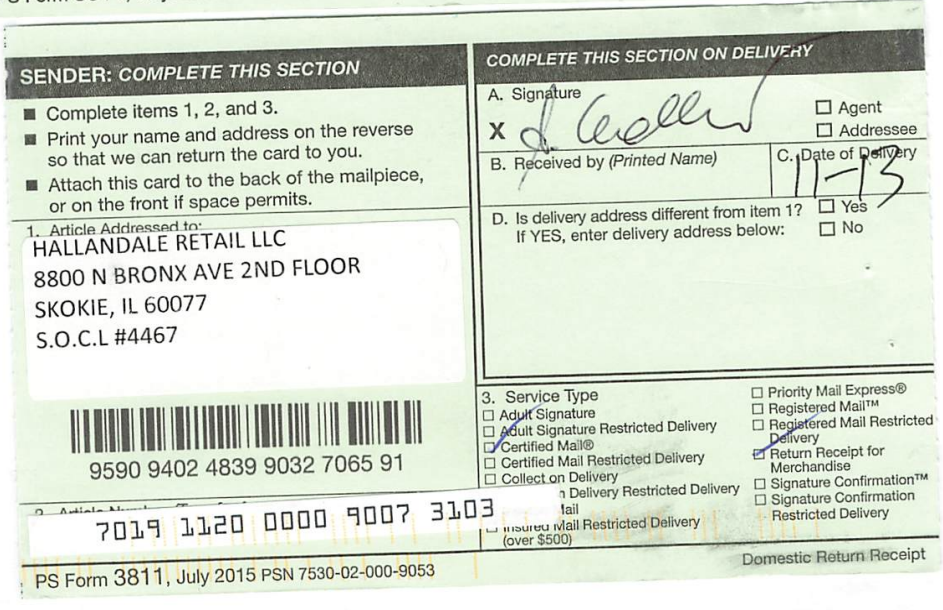
B. Received by (Printed Name)

C. Date of Delivery
10-18

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
☑ 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:
HALLANDALE RETAIL LLC
8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077
S.O.C.L #4467

9590 9402 4839 9032 7065 91

7019 1120 0000 9007 3103

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

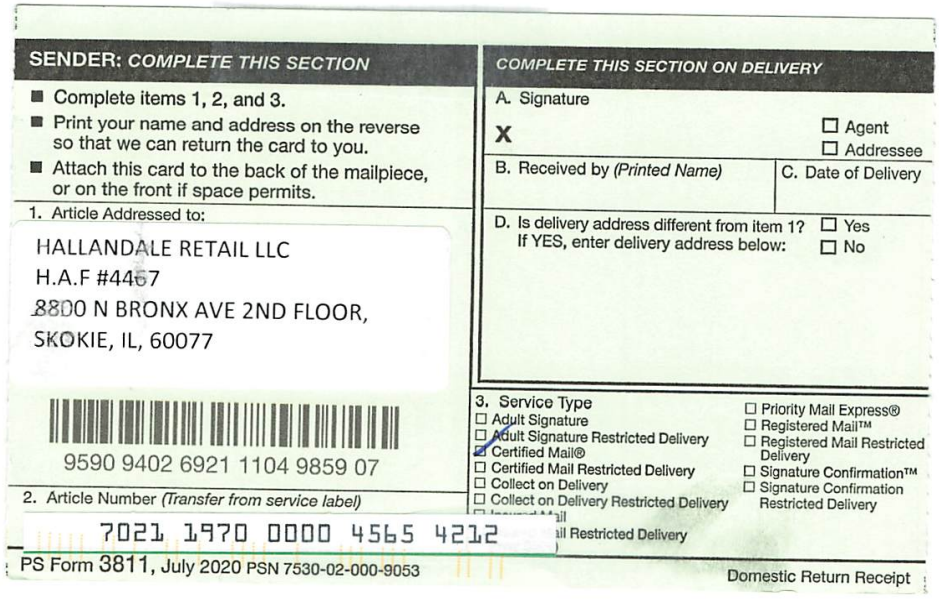
B. Received by (Printed Name)

C. Date of Delivery
11-13

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
☑ 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:

HALLANDALE RETAIL LLC
H.A.F #4467
8800 N BRONX AVE 2ND FLOOR,
SKOKIE, IL, 60077

9590 9402 6921 1104 9859 07

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

7021 1970 0000 4565 4212

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



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 $ 3.50
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ 2.80
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 0.50
Total Postage and Fees $ 6.80
Sent To HALLANDALE RETAIL LLC
Street and Apt. No. 8800 N BRONX AVE 2ND FLOOR
City, State, ZIP+4® SKOKIE, IL 60077
S.O.C.L #4467

Postmark Here
NOV - 8 2019
USPS HALLCREST POSTAL STORE

7019 1120 0000 9007 3103

PS Form 3800, See Reverse for Instructions



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

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

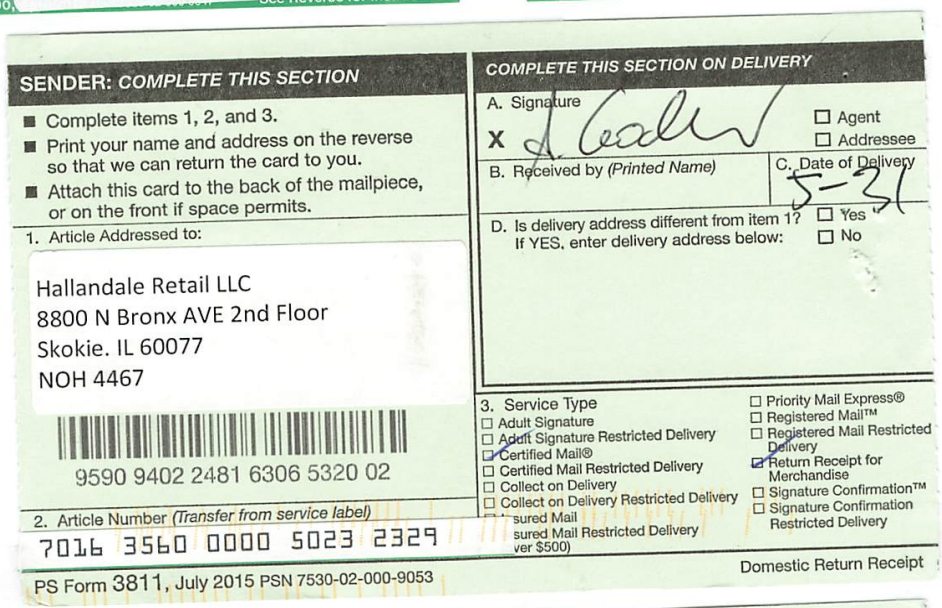
OFFICIAL USE

Certified Mail Fee $ 3.50
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☑ Return Receipt (electronic) $ 2.80
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 0.50
Total Postage and Fees $ 6.30
Sent To Audio Video MD Inc.
Street and Apt. No. 2940 Country Club Lane
City, State, ZIP+4® Pembroke Park, FL 33009
S.O.C.L #4467

Postmark Here
NOV - 8 2019
USPS HALLCREST POSTAL STORE

7019 1120 0000 9007 3110

PS Form 3800, See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Hallandale Retail LLC
8800 N Bronx AVE 2nd Floor
Skokie. IL 60077
NOH 4467

9590 9402 2481 6306 5320 02

2. Article Number (Transfer from service label)
7016 3560 0000 5023 2329

COMPLETE THIS SECTION ON DELIVERY

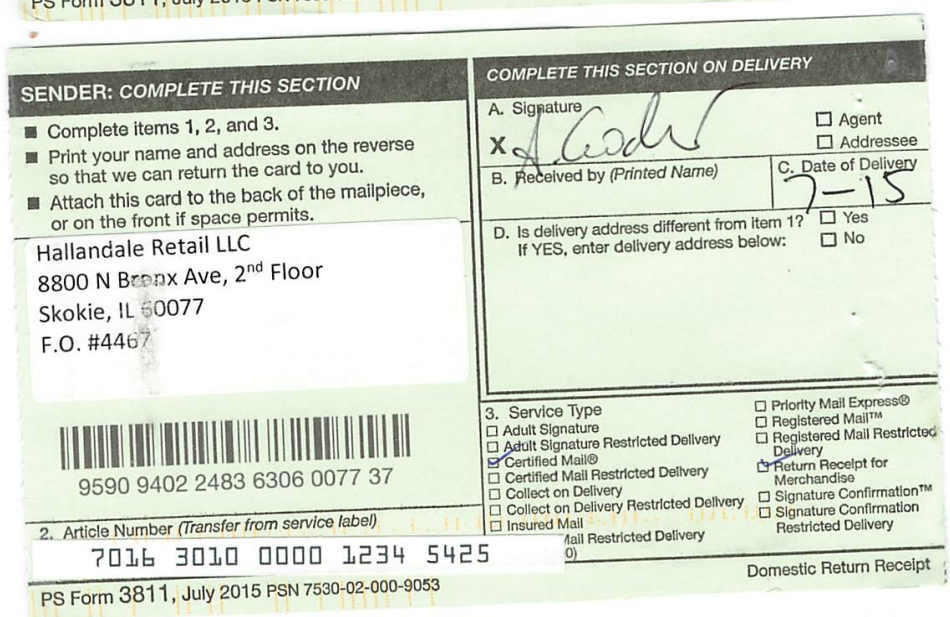
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 5-31

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

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

Hallandale Retail LLC
8800 N Bronx Ave, 2nd Floor
Skokie, IL 60077
F.O. #4467

9590 9402 2483 6306 0077 37

2. Article Number (Transfer from service label)
7016 3010 0000 1234 5425

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 7-15

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
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/24/2019
US POSTAGE $000.50⁰



ZIP 33023
011D10656696

Audio Video MD Inc.
2940 Country Club Lane
Pembroke Park, FL 33009
NOV #4467

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

Hasler FIRST-CLASS MAIL
04/24/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

4467

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
HALLANDALE RETAIL LLC	CASE NO. 4467
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 2940 COUNTRY CLUB LANE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE HEARING TO ABATE FINE

ADDRESS: 2940 COUNTRY CLUB LANE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HALLANDALE RETAIL LLC AT 08:45 A.M. ON THE 5 DAY OF AUGUST 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 9 day of August 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 _____

No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate
Acct: 004888

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
HALLANDALE RETAIL LLC	4467	08/02/2022
8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077		

Property Owner:	Property Description:	Certified Mail #:
HALLANDALE RETAIL LLC	514229000312	
8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077		

Legal Description:	AKA:
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

08/05/2022 08:45

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of August, 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.



No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate
Acct: 004888

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
HALLANDALE RETAIL LLC	4467	08/02/2022
8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077		

Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE RETAIL LLC	514229000312	
8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077		

Legal Description:	**AKA:**
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of August, 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 52nd Avenue
Pembroke Park, FL 33023
Ph: 954-966-4600
Fax 954-966-5186

Bill To:

Hallandale Retail LLC
2940 Country Club Lane
Pembroke Park, FL 33009

INVOICE

DATE: August 5, 2022
INVOICE # 248
FOR: Code Enforcement Case # 4467

Hallandale Retail LLC
2940 Country Club Lane
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Sec 15-17 and 15-24		
	Final Order 06/27/2019		
1137	Per Diem Fine (07/07/2019 - 08/17/2022)	$ 50.00	$ 56,850.00
1	Adminstrative Fee	$ 100.00	$ 100.00
84	Town's Commission Motion to Cancel Daily Fine Due to COVID-19 03/18/2020 - 06/10/2020	$ 50.00	$ 4,200.00
1	Recorded Fee	$ 28.50	$ 28.50
	Town's motion to abate fine 85%		$ 7,897.50
	$7,897.50 + $100.00 + $28.50 =		$ 8,026.00
		TOTAL	$ 52,778.50

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!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HALLANDALE RETAIL LLC CASE NO. 4467

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2940 COUNTRY CLUB LANE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2940 COUNTRY CLUB LANE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HALLANDALE RETAIL LLC AT 10:32 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.

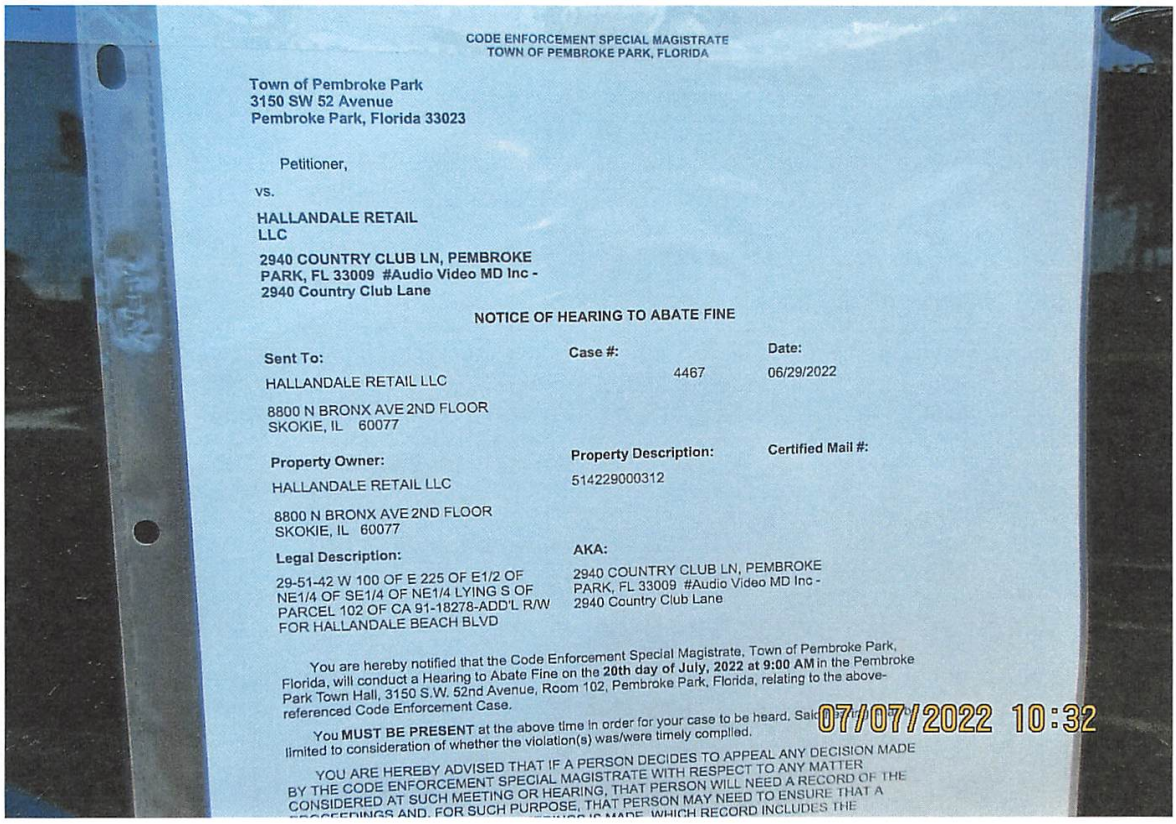
AFFIANT

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.

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	4467	06/29/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000312	

Legal Description:	**AKA:**
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

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.

07/07/2022 10:32

You **MUST BE PRESENT** at the above time in order for your case to be heard. Sa
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 [illegible] IS MADE, WHICH RECORD INCLUDES THE



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
HALLANDALE RETAIL LLC	4467	06/29/2022
8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077		

Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE RETAIL LLC	514229000312	
8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077		

Legal Description:	**AKA:**
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

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.

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, CASE NO.: 4467

Petitioner,

vs.

HALLANDALE RETAIL, LLC,
AUDIO VIDEO MD INC.

Respondents.

MOTION TO ABATE AND/OR MITIGATE FINE, MOTION TO REMOVE AND ELIMINATE ALL LIENS IN FAVOR OF RESPONDENT, HALLANDALE RETAIL, LLC, AND REQUEST FOR HEARING ON SAME

Respondent in the above referenced code case, Hallandale Retail, LLC ("Hallandale Retail" or "Respondent") hereby files this Motion to Abate and/or Mitigate Fine, Motion to Remove and Eliminate Lien on Respondent's Property in favor of Hallandale Retail, and Request for Hearing on same, and in support thereof, Hallandale Retail, states as follows:

A Notice of Hearing to Authorize Foreclosure on Hallandale Retail's property is currently set for Wednesday, June 15, 2022, at 9:00 AM. *See* the Notice of Hearing attached hereto and incorporated herein as **Exhibit "1."**[1] Hallandale Retail is requesting that the Town of Pembroke Park ("Town") abate and/or mitigate the $42,028.50 fine levied against Respondent, and also that the Town cease any attempts to foreclose on Hallandale Retail's property based on the unauthorized actions of its former commercial tenant, Audio Video MD Inc., and also that the Town remove and eliminate any and all liens that the Town has placed on its property as a result of this code violation case. *See* the June 10, 2022, Invoice from the Town to Audio Video MD Inc. evidencing the updated amount of the fines levied by the Town to Audio Video MD Inc. attached hereto and incorporated herein as **Exhibit "2."**

Hallandale Retail has had significant difficulty with this former tenant, Audio Video MD Inc (hereinafter "AV"), who is also a Respondent in this code case. As a result, Hallandale Retail

---

[1] On July 14, 2022, the Town of Pembroke Park advised Respondent that the June 15, 2022, 9:00 AM Hearing has been postponed after Respondent's request for same.

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was forced to evict AV, and AV is no longer a Tenant at the subject commercial premises located at 2940 Country Club Lane, Pembroke Park, Florida 33009 ("premises"). Attached hereto and incorporated herein as **Exhibit "3"** is a copy of the Final Default Judgment for Non-Residential Eviction entered against AV on January 7, 2022, and same was recorded in the Broward County public records on January 11, 2022. Also attached hereto and incorporated herein as **Exhibit "4"** is a copy of the Writ of Possession issued by the Clerk of Court on January 14, 2022. AV has been removed from the subject premises. Thus, Hallandale Retail was able to gain compliance with the Town's violation notice related to the business tax receipt issue.

Based on the nature of the violation (here, a business tax receipt) for which compliance has been obtained by Hallandale Retail, Hallandale Retail requests that the Town now abate and/or mitigate the *$42,028.50* fine at issue, as opposed to proceeding with a hearing to authorize foreclosure on Hallandale Retail's property, since the intent of the Town's code of ordinances does not exist to provide revenue for the Town, but rather to force compliance, which has been achieved by Hallandale Retail after much difficulty with its uncooperative Tenant who failed to act when requested by Hallandale Retail. *See* Sec. 162.02, Florida Statutes. The code enforcement board of the Town is to promote and protect the health, safety, and welfare of its citizens. *Id.* The Town should also note that Hallandale Retail was the landlord in this situation, and not the violator, and Hallandale Retail evicted the violator at considerable cost to achieve compliance.

Sections 162.09(2)(b) and 162.09(2)(c), Florida Statutes, permits a code enforcement board to reduce a fine imposed, with factors to be considered, such as gravity of the violation, and actions taken by Hallandale Retail to correct the violation. Here, the gravity of the violation – in AV failing to obtain a business tax receipt – is not a violation that severely affected the health, safety and welfare of its citizens, as opposed to other more severe violations that the Town has observed in enforcing code violations. Since there has been compliance on the part of Hallandale Retail by evicting this problem tenant, AV, abatement and/or mitigation of the aforementioned fine is required. Additionally, removal and elimination of any and all liens is also required to be completed by the Town based on compliance.

Hallandale Retail was forced to incur in excess of $5,000.00 of its own money for reasonable attorney's fees and costs in evicting AV from the premises, thus Hallandale Retail has already been damaged monetarily in dealing with the removal of AV. This amount does not include unpaid rental sums that AV continues to owe my client, raising this amount to over

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$12,000.00 of monetary loss to Hallandale Retail as a result of AV's actions. Attached hereto as **Exhibit "5"** is a copy of the Complaint for Non-Residential Eviction evidencing the amount owed for money damages by AV as of December 1, 2021.

Moreover, Hallandale Retail contends that since the violator was the tenant in the premises, AV, and not Hallandale Retail, that it was not properly or sufficiently notified as the property owner of the violations and/or as to when hearings would be held throughout the process of this code enforcement case. Florida law clearly places the burden on the Town to properly notice and inform the property owner, Hallandale Retail, of all violations and/or hearings related to this code enforcement case. Procedural due process requires both fair notice and a real opportunity to be heard at a meaningful time and in a meaningful manner. *See Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003). Procedural due process imposes constraints on governmental decisions that deprive individuals of liberty or property interests. *County of Pasco v. Riehl*, 620 So. 2d 229, 231 (Fla. 2d DCA 1993); and *Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003). *See also Metro. Dade County v. Hernandez*, 708 So. 2d 1008, 1010 (Fla. 3d DCA 1998), *citing Jennings v. Dade County,* 589 So.2d 1337 (Fla. 3d DCA 1991), *citing Allstate Finance Corp. v. Zimmerman,* 330 F.2d 740, 744 (5th Cir.1964) (Where one party has peculiar knowledge or control of the evidence on a material matter, then the burden rests on that party to produce the evidence). Florida law and Chapter 162, Florida Statutes, requires that a code compliance notice of violation afford the respondent a reasonable amount of time to either correct the violations (if they exist) or to object to and defend the allegations. If Hallandale Retail was not properly noticed for violations or hearings as it relates to this case, this code case must be dismissed, or reheard by the magistrate, and/or the significant fines levied by the Town against the Respondent must be abated and/or mitigated to actual costs incurred by the Town, and the lien removed from Respondent's property as a result.

Last, Hallandale Retail contends that the Final Order entered in this case is legally deficient, in that it fails to contain specific findings of fact upon which the Town's ultimate action was taken. Attached hereto and incorporated herein as **Exhibit "6"** is a true and correct copy of the Town's Final Order dated June 27, 2019. *See Hayes v. Monroe Cnty.*, 2022 WL 107611; --- So.3d - - - ; 47 Fla. L. Weekly D170 (Fla. 3d DCA Jan. 12, 2022) citing to *Gentry v. Dep't of Prof'l & Occupational Reguls., State Bd. of Med. Exam'rs*, 283 So. 2d 386, 387 (Fla. 1st DCA 1973) ("It has been repeatedly held by the courts of this state that in order to assure due process and equal

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protection of the law, every final order entered by an administrative agency in the exercise of its quasi-judicial functions must contain specific findings of fact upon which its ultimate action is taken."); *also citing to McKeegan v. Ernst*, 84 So. 3d 1229, 1230 (Fla. 4th DCA 2012) (finding order devoid of rule-based requirement to render factual findings facially deficient). Therefore, on this basis alone, the case must be dismissed in favor of Hallandale Retail, a re-hearing scheduled, and/or the fine must be abated and/or mitigated to actual costs incurred by the Town, and the lien must be removed from Respondent's property.

Therefore, Hallandale Retail respectfully requests that the Town abate and/or mitigate the fine and/or lien to actual costs incurred by the Town as opposed to the significant fine currently levied against Respondent, or hold a rehearing, or dismiss this case based on the foregoing. Respondent, Hallandale Retail, respectfully requests that the Town coordinate a hearing on this matter at a mutually agreeable date and time, so that the Special Magistrate will consider and rule on the merits of this Motion to abate and/or mitigate the fine at issue, and remove and eliminate any and all liens that have been placed by the Town on Hallandale Retail's property, that the Special Magistrate deny any request by the Town to foreclose on Hallandale Retail's property, and for any and all further relief that the Special Magistrate deems just and proper.

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 and Jeffrey Louis, Building Clerk [jramirez@tppfl.gov ; jlouis@tppfl.gov], Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 this **14th** day of June, 2022.

HINDEN, McLEAN & ARBEITER, P.A.
Attorneys for Respondent, Hallandale Retail, LLC
4430 SW 64th Avenue
Davie, Florida 33314
(954) 587-3058 – Phone / (954) 587-1770 – Facsimile
Primary Email: sarbeiter@lawhma.com
Secondary Email: lphelps@lawhma.com

By: */s/ Shawn D. Arbeiter*
Shawn D. Arbeiter, Esq.
Florida Bar No: 0151505

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
HALLANDALE RETAIL LLC	4467	05/11/2022
8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077		

Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE RETAIL LLC	514229000312	
8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077		

Legal Description:	**AKA:**
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

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).

EXHIBIT "1"

Sincerely,

Joseline Ramirez

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

TOWN OF PEMBROKE PA
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIL



7021 1970 0000 4565 9972

CORPORATION SERVICE COMPANY
N.H.A.F #4467,
1201 HAYS STREET,
TALLAHASSEE, FL, 32301

Hasler
05/13/2022
US POSTAGE $007.33⁰



ZIP 33023
011D10656696

32301$2608 0005

Town of Pembroke Park

INVOICE

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

Bill To:

Audio Video MD Inc.
2940 Country Club Lane
Pembroke Park, FL 33009

DATE: June 10, 2022
INVOICE # 248
FOR: Code Enforcement Case # 4467

Audio Video MD Inc.
2940 Country Club Lane
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Sec 15-17; 15-24		
922	Per Diem Fine (07/07/2019 - 01/14/2022)	$ 50.00	$ 46,100.00
1	Adminstrative Fee	$ 100.00	$ 100.00
84	**Town's Commission Motion to Cancel Daily Fine Due to COVID-19 03/18/2020 - 06/10/2020**	$ 50.00	$ 4,200.00
1	Recorded Fee	$ 28.50	$ 28.50
		TOTAL	$ 42,028.50

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!

EXHIBIT "2"

Instr# 117857155 , Page 1 of 2, Recorded 01/11/2022 at 10:20 AM
Broward County Commission

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 1/10/2022 4:20:47 PM.****

IN THE COUNTY COURT IN AND FOR BROWARD COUNTY, FLORIDA

HALLANDALE RETAIL, LLC,

Plaintiff,

vs.

AUDIO VIDEO MD, INC.,
a Florida corporation,

Defendant.

CASE NO: COSO-21-010603 (61)

FILED FOR RECORD
CLERK, CIRCUIT COURT
BROWARD COUNTY, FLORIDA
2022 JAN 10 AM 9:20
COUNTY CIVIL SOUTH

FINAL DEFAULT JUDGMENT FOR NON-RESIDENTIAL EVICTION
[as to Count I Only]

THIS CAUSE, having come before the Court upon Plaintiff's, HALLANDALE RETAIL, LLC, Motion for a Final Default Judgment for Non-Residential Eviction against Defendant, AUDIO VIDEO MD, INC. (as to Count I) and the Court having noted a Clerk's Default has been entered on December 22, 2021, and having been fully advised in the premises, it is hereby

ORDERED AND ADJUDGED as follows:

1. Plaintiff, HALLANDALE RETAIL, LLC, whose address is 8800 N. Bronx Avenue, 2nd Floor, Skokie, Illinois 60077, is hereby awarded a Final Judgment for Non-Residential Eviction against Defendant, AUDIO VIDEO MD, INC., entitling Plaintiff to evict said Defendant and all persons from the leased premises located at 2940 Country Club Lane, Pembroke Park, Florida 33009.

2. The Clerk of Court is forthwith directed to issue a Writ of Possession to Plaintiff pursuant to this Final Judgment with regard to the aforedescribed property providing for possession to Plaintiff after the posting of twenty-four (24) hours notice to the Defendant.

3. This Final Default Judgment for Non-Residential Eviction pertains **only** to Count I of Plaintiff's Complaint and does **not** address Plaintiff's claims for recovery of Money Damages as set forth in Count II of Plaintiff's Complaint, which claims remain pending before this Court and for which this Court expressly reserves jurisdiction to consider those pending claims filed by

EXHIBIT 3

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 1/10/2022 4:20:47 PM.****

Plaintiff against Defendant, AUDIO VIDEO MD, INC., and for Plaintiff's claims for recovery of costs and prevailing party reasonable attorneys' fees.

DONE AND ORDERED in Chambers at Hollywood, Broward County, Florida this 7 day of Jan., 2022.

Honorable Corey Amanda Cawthon
County Court Judge

Copies Furnished To:

Shawn D. Arbeiter, Esq.
4430 SW 64th Avenue
Davie, Florida 33314
sarbeiter@lawhma.com

Defendant: Audio Video MD, Inc.,
2940 Country Club Lane
Pembroke Park, FL 33009

Filing # 141864661 E-Filed 01/12/2022 02:58:35 PM

IN THE COUNTY COURT IN AND FOR BROWARD COUNTY, FLORIDA

HALLANDALE RETAIL, LLC,

Plaintiff,

vs.

AUDIO VIDEO MD, INC.,
a Florida corporation,

Defendant.

CASE NO: COSO-21-010603 (61)

WRIT OF POSSESSION
FOR NON-RESIDENTIAL EVICTION

THE STATE OF FLORIDA:

TO ALL AND SINGULAR SHERIFFS OF THE STATE:

YOU ARE COMMANDED to post a notice in a conspicuous place on the premises located at 2940 Country Club Lane, Pembroke Park, Florida 33009, and you are hereby commanded to remove all person(s) and entities from the subject premises, as ordered by the Final Judgment (for Non-Residential Eviction), and that you shall put **HALLANDALE RETAIL, LLC**, in possession of said premises after twenty-four (24) hours of the posting of this Writ.

FURTHER YOU ARE COMMANDED to put **HALLANDALE RETAIL, LLC,** in possession of the aforesaid premises at the expiration of said Writ.

WITNESS my hand and the seal of this Court on this ____ day of JAN 14 2022, 2022.

BRENDA D. FORMAN, as
Clerk of the Court

By:_____
Deputy Clerk

CLERK OF CIRCUIT & COUNTY COURT
BROWARD COUNTY FLORIDA

BRENDA D. FORMAN

Shawn D. Arbeiter, Esquire
Attorney for Plaintiff
4430 SW 64th Avenue
Davie, Florida 33314
(954) 587-3058

PERSON TO CONTACT
John Clark (Facilities Manager)
(561) 660-3544

On-Site Manager
(954) 981-4414

EXHIBIT "4"

*** FILED: BROWARD COUNTY, FL BRENDA D. FORMAN, CLERK 01/12/2022 02:58:34 PM.****

IN THE COUNTY COURT IN AND FOR BROWARD COUNTY, FLORIDA

HALLANDALE RETAIL, LLC, CASE NO:

Plaintiff,

vs.

AUDIO VIDEO MD, INC.,
a Florida corporation,

Defendant.
_____/

COMPLAINT

Plaintiff, HALLANDALE RETAIL, LLC, by and through the undersigned attorney, hereby sues Defendant, AUDIO VIDEO MD, INC. ("Defendant" or "AUDIO VIDEO"), as follows:

GENERAL ALLEGATIONS

1. This is an action for a non-residential eviction, and money damages concerning non-residential property located in Broward County, Florida, within the jurisdiction of this Court.

2. Plaintiff, HALLANDALE RETAIL, LLC ("Plaintiff" or "Hallandale Retail"), is the owner and landlord of certain commercially leased premises described hereinafter.

3. Defendant, AUDIO VIDEO MD, INC., is at all material times hereto, the Tenant of that certain commercial (non-residential) leased premises located at 2940 Country Club Lane, Pembroke Park, Florida 33009 ("premises").

4. Defendant, AUDIO VIDEO, is in possession of the premises pursuant to an oral month-to-month Lease Agreement ("Lease") pursuant to which Defendant, AUDIO VIDEO, leased the commercial premises from Plaintiff.

5. On or about October 29, 2021, Plaintiff delivered to Defendant, AUDIO VIDEO, a Three (3) Day Notice to Pay Rent or deliver possession of the premises due to Defendant's, AUDIO VIDEO's, failure to pay the required rent for the premises. Attached hereto, incorporated herein and made a part hereof as **Exhibit "A"** is a copy of the Three (3) Day Notice dated October 29, 2021.

EXHIBIT "5"

6. Defendant, AUDIO VIDEO, failed to timely and/or completely pay the rental sums due and owing to Plaintiff and/or deliver possession in accordance with the Exhibit "A" Three (3) Day Notice.

7. Plaintiff has complied with all conditions precedent with Chapter 83, Florida Statutes, or otherwise, in connection with the filing of the instant lawsuit or same has been waived and/or excused.

8. Plaintiff has retained the undersigned attorney and has agreed to pay said attorney a reasonable fee for their services.

9. Plaintiff is due and owing from Defendant, AUDIO VIDEO, the sum of Seven Thousand Three Hundred Fourteen and 00/100 Dollars ($7,314.00) as of December 1, 2021, which said sum continues to accrue each month.

COUNT I
NON-RESIDENTIAL EVICTION — AUDIO VIDEO MD, INC.

10. Plaintiff hereby realleges and incorporates the allegations contained in Paragraphs 1–9 as if fully set forth herein.

11. Plaintiff is entitled to a Final Judgment for Non-Residential Eviction against Defendant, AUDIO VIDEO MD, INC.

WHEREFORE, Plaintiff, HALLANDALE RETAIL, LLC, prays for an Order of Eviction, forthwith, against the Defendant, AUDIO VIDEO MD, INC., evicting said Defendant from the hereinmentioned leased premises and awarding Plaintiff reasonable attorney's fees (in accordance with Chapter 83, Florida Statutes) and costs expended in bringing this action, and that this cause be advanced on the calendar pursuant to "Summary Procedures" provided for in Section 51.011, Florida Statutes.

COUNT II
MONEY DAMAGES - AUDIO VIDEO MD, INC.

12. Plaintiff hereby realleges and incorporates the allegations contained in Paragraphs 1–9, as if fully set forth herein.

13. Plaintiff is now entitled to a judgment against Defendant for all rental amounts due and owing through December 1, 2021, and through any and all months that Defendant, AUDIO VIDEO, remains in possession of the subject premises.

WHEREFORE, Plaintiff, HALLANDALE RETAIL, LLC, demands judgment against Defendant, AUDIO VIDEO MD, INC., for compensatory damages, interest, costs and reasonable attorney's fees pursuant to Chapter 83, Florida Statutes, and for such further relief as this Court deems just and proper.

Respectfully submitted,

HINDEN, McLEAN & ARBEITER, P.A.
Attorneys for Plaintiff
4430 SW 64th Avenue
Davie, Florida 33314
Phone: (954) 587-3058 / Fax: (954) 587-1770
Primary Email: sarbeiter@lawhma.com

By: */s/ Shawn D. Arbeiter*
Shawn D. Arbeiter, Esquire
Florida Bar No. 0151505

THREE (3) DAY NOTICE

October 29, 2021

Audio Video MD, Inc. Michael R. Brodkey Drew J. Edelman 2940 Country Club Lane Pembroke Park, FL 33009 Via Posting, Certified Mail, RRR # 7021 0950 0001 8035 1309 , & Via US Mail & Via Email: mike@audiovideomd.com	Audio Video MD, Inc. Michael R. Brodkey 820 NW 35th Avenue Miami, FL 33125 Via Certified Mail, RRR # 7021 0950 0001 8035 1330 Via US Mail & Via Email: mike@audiovideomd.com

Re: Three (3) Day Notice to Pay Rent Pursuant to §§83.05 and/or 83.20, Florida Statutes

Dear Audio Video MD, Mr. Brodkey, and Mr. Edelman:

You are hereby notified that you are indebted to Hallandale Retail, LLC, as Landlord of the leased premises described in this notice, in the sum of Six Thousand Two Hundred Forty-Nine and 00/100 Dollars ($6,249.00) for the rent and use of the premises located at 2940 Country Club Lane, Pembroke Park, Broward County, Florida 33009, now occupied by Audio Video MD, Inc., and Hallandale Retail, LLC hereby demands payment of the rent or possession of the leased premises within three (3) days (excluding Saturday, Sunday, and legal holidays) from the date of delivery of this notice, to wit: on or before Friday, November 12, 2021.

PLEASE GOVERN YOUR ACTIONS ACCORDINGLY.

Very truly yours,

Hallandale Retail, LLC
8800 N. Bronx Avenue, 2nd Floor
Skokie, Illinois 60077
Phone: (847) 647-5551

By: _____

Print Name: Chris Spicer, As Agent

Print Title: Real Estate Associate

***Your Rent Payment to be delivered to Hallandale Retail, LLC at the following address:**
Holiday Mobile Estates, Attn: Main Office
3140 W. Hallandale Beach Blvd.
Pembroke Park, FL 33009
(954) 981-4414

cc: Hinden, McLean & Arbeiter, P.A.
[Attorneys for Hallandale Retail, LLC]

EXHIBIT "A"

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

Vs.

HALLANDALE RETAIL LLC
AUDIO VIDEO MD INC.

Respondent(s).

Case No.: 4467

FINAL ORDER

STREET ADDRESS: AUDIO VIDEO MD INC. – 2940 COUNTRY CLUB LANE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: HALLANDALE RETAIL LLC - 8800 N BRONX AVE, 2ND FLOOR SKOKIE, IL 60077

LEGAL DESCRIPTION: 29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

The Code Enforcement Board heard testimony at the Formal Hearing held the 27th day of June 2019 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-17; 15-24

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) 15-17; 15-24, WITHIN TEN (10) DAY FROM THE DATE OF THIS FORMAL HEARING held this 27th day of June 2019. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay a FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINES ASSESSED BY THE BOARD, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) MUST BE PAID IMMEDIATELY.

Done and ordered this 27th day of June 2019.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:

NATASHA JOSEPH, BOARD CLERK
CODE ENFORCEMENT BOARD

EXHIBIT 6

6. The undersigned advises the Town that the undersigned is out of the State of Florida and unavailable from June 23, 2022, through July 5, 2022. The undersigned is also 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], Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 this **10th** day of June, 2022.

HINDEN, McLEAN & ARBEITER, P.A.
Attorneys for Respondent, Hallandale Retail, LLC
4430 SW 64th Avenue
Davie, Florida 33314
(954) 587-3058 – Phone / (954) 587-1770 – Facsimile
Primary Email: sarbeiter@lawhma.com
Secondary Email: lphelps@lawhma.com

By: */s/ Shawn D. Arbeiter*
Shawn D. Arbeiter, Esq.
Florida Bar No: 0151505

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, CASE NO.: 4467

Petitioner,

vs.

HALLANDALE RETAIL, LLC,
AUDIO VIDEO MD INC.

Respondents.

NOTICE OF APPEARANCE;
REQUEST FOR POSTPONEMENT OF 6/15/22 HEARING; &
NOTICE OF UNAVAILABILITY

1. The undersigned law firm, Hinden, McLean & Arbeiter, P.A. ("HMA"), hereby gives notice of its appearance on behalf of Respondent, HALLANDALE RETAIL, LLC, in the above captioned code violation matter, and HMA requests that copies of all documentation be served upon 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 by Respondent, HALLANDALE RETAIL, LLC ("Respondent") on this code violation case, Respondent requests a postponement of the June 15, 2022, hearing.
3. HMA, through the undersigned, has recently exchanged emails with the Town regarding possible resolution of the pending case. The Chief Code Enforcement Officer/Code Enforcement Supervisor, Joseline Ramirez, has recently advised that she is out of town and that Respondent can send a formal request for postponement of the upcoming Wednesday, June 15, 2022, hearing, that is set for 9:00 AM.
4. The additional time is requested by Respondent, so that HMA can further investigate the pending issues, and to attempt resolution with the Town on this case.
5. There will be no prejudice to the Town if the June 15, 2022, hearing is postponed to a later date, and this request is submitted by Respondent in good faith and not for purposes of delay.

HINDEN, McLEAN & ARBEITER, A PROFESSIONAL ASSOCIATION
4430 SOUTHWEST 64TH AVENUE, DAVIE, FLORIDA 33314 • (954) 587-3058

6. The undersigned advises the Town that the undersigned is out of the State of Florida and unavailable from June 23, 2022, through July 5, 2022. The undersigned is also 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], Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 this **10th** day of June, 2022.

HINDEN, McLEAN & ARBEITER, P.A.
Attorneys for Respondent, Hallandale Retail, LLC
4430 SW 64th Avenue
Davie, Florida 33314
(954) 587-3058 – Phone / (954) 587-1770 – Facsimile
Primary Email: sarbeiter@lawhma.com
Secondary Email: lphelps@lawhma.com

By: */s/ Shawn D. Arbeiter*
Shawn D. Arbeiter, Esq.
Florida Bar No: 0151505

IN THE COUNTY COURT IN AND FOR BROWARD COUNTY, FLORIDA

HALLANDALE RETAIL, LLC,

Plaintiff,

vs.

AUDIO VIDEO MD, INC.,
a Florida corporation,

Defendant.

CASE NO: COSO-21-010603 (61)

WRIT OF POSSESSION
FOR NON-RESIDENTIAL EVICTION

THE STATE OF FLORIDA:

TO ALL AND SINGULAR SHERIFFS OF THE STATE:

YOU ARE COMMANDED to post a notice in a conspicuous place on the premises located at 2940 Country Club Lane, Pembroke Park, Florida 33009, and you are hereby commanded to remove all person(s) and entities from the subject premises, as ordered by the Final Judgment (for Non-Residential Eviction), and that you shall put **HALLANDALE RETAIL, LLC**, in possession of said premises after twenty-four (24) hours of the posting of this Writ.

FURTHER YOU ARE COMMANDED to put **HALLANDALE RETAIL, LLC,** in possession of the aforesaid premises at the expiration of said Writ.

WITNESS my hand and the seal of this Court on this ____ day of JAN 14 2022, 2022.

BRENDA D. FORMAN, as
Clerk of the Court

By:_____
Deputy Clerk

CLERK OF CIRCUIT & COUNTY COURT
FLORIDA
BROWARD COUNTY

BRENDA D. FORMAN

Shawn D. Arbeiter, Esquire
Attorney for Plaintiff
4430 SW 64th Avenue
Davie, Florida 33314
(954) 587-3058

PERSON TO CONTACT
John Clark (Facilities Manager)
(561) 660-3544

On-Site Manager
(954) 981-4414

*** FILED: BROWARD COUNTY, FL BRENDA D. FORMAN, CLERK 01/12/2022 02:58:34 PM.****

Instr# 117857155 , Page 1 of 2, Recorded 01/11/2022 at 10:20 AM
Broward County Commission

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 1/10/2022 4:20:47 PM.****

IN THE COUNTY COURT IN AND FOR BROWARD COUNTY, FLORIDA

HALLANDALE RETAIL, LLC, CASE NO: COSO-21-010603 (61)

Plaintiff,

vs.

AUDIO VIDEO MD, INC.,
a Florida corporation,

Defendant.

FILED FOR RECORD
CLERK, CIRCUIT COURT
BROWARD COUNTY, FLORIDA
2022 JAN 10 AM 9:20
COUNTY CIVIL SOUTH

FINAL DEFAULT JUDGMENT FOR NON-RESIDENTIAL EVICTION
[as to Count I Only]

THIS CAUSE, having come before the Court upon Plaintiff's, HALLANDALE RETAIL, LLC, Motion for a Final Default Judgment for Non-Residential Eviction against Defendant, AUDIO VIDEO MD, INC. (as to Count I) and the Court having noted a Clerk's Default has been entered on December 22, 2021, and having been fully advised in the premises, it is hereby

ORDERED AND ADJUDGED as follows:

1. Plaintiff, HALLANDALE RETAIL, LLC, whose address is 8800 N. Bronx Avenue, 2nd Floor, Skokie, Illinois 60077, is hereby awarded a Final Judgment for Non-Residential Eviction against Defendant, AUDIO VIDEO MD, INC., entitling Plaintiff to evict said Defendant and all persons from the leased premises located at 2940 Country Club Lane, Pembroke Park, Florida 33009.

2. The Clerk of Court is forthwith directed to issue a Writ of Possession to Plaintiff pursuant to this Final Judgment with regard to the aforedescribed property providing for possession to Plaintiff after the posting of twenty-four (24) hours notice to the Defendant.

3. This Final Default Judgment for Non-Residential Eviction pertains only to Count I of Plaintiff's Complaint and does not address Plaintiff's claims for recovery of Money Damages as set forth in Count II of Plaintiff's Complaint, which claims remain pending before this Court and for which this Court expressly reserves jurisdiction to consider those pending claims filed by

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 1/10/2022 4:20:47 PM.****

Plaintiff against Defendant, AUDIO VIDEO MD, INC., and for Plaintiff's claims for recovery of costs and prevailing party reasonable attorneys' fees.

DONE AND ORDERED in Chambers at Hollywood, Broward County, Florida this 7 day of Jan., 2022.

Honorable Corey Amanda Cawthon
County Court Judge

Copies Furnished To:

Shawn D. Arbeiter, Esq.
4430 SW 64th Avenue
Davie, Florida 33314
sarbeiter@lawhma.com

Defendant: Audio Video MD, Inc.,
2940 Country Club Lane
Pembroke Park, FL 33009

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	4467	05/11/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000312	

Legal Description:	**AKA:**
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2940 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0312
Property Owner	HALLANDALE RETAIL LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	11-03
Abbr Legal Description	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD		

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*	$417,680	$1,969,830	$2,387,510	$2,387,510	
2021	$417,680	$1,869,520	$2,287,200	$2,287,200	$49,185.33
2020	$417,680	$1,698,460	$2,116,140	$2,116,140	$45,670.11

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,387,510	$2,387,510	$2,387,510	$2,387,510
Portability	0	0	0	0
Assessed/SOH	$2,387,510	$2,387,510	$2,387,510	$2,387,510
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	$2,387,510	$2,387,510	$2,387,510	$2,387,510

Sales History

Date	Type	Price	Book/Page or CIN
3/2/2018	SW*-E	$2,200,000	114933541
6/30/1998	WD	$590,000	28546 / 691
4/6/1998	QCD	$100	28546 / 690
6/1/1994	TD*	$100	22424 / 572
3/1/1990	WD	$830,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	59,669	SF
Adj. Bldg. S.F. (Card, Sketch)		18139
Eff./Act. Year Built: 1978/1977		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Instr# 116505782 , Page 1 of 3, Recorded 05/18/2020 at 08:40 AM
Broward County Commission

PREPARED BY/RETURN TO:
CHRISTOPHER J. RYAN
RYAN & RYAN, LLC
700 East Dania Beach Boulevard, Third Floor
Dania Beach, FL 33004
954-920-2921

DOCUMENT COVER PAGE

Incorporated in and become a PERMANENT PART of:

Document Description	:	Certified Copy of Town of Pembroke Park Supplemental Order/Claim of Lien Case No. 4467
Re	:	HALLANDALE RETAIL LLC
Brief Legal Description	:	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD
		Parcel ID: 5142-29-00-0312
		Street Address: 2940 Country Club Lane Pembroke Park, FL 33009

L:\Lissette\Chris\Town of Pembroke Park\Release of Lien\Document Cover Page.Case No.4467.wpd

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

Town of Pembroke Park, Broward County, Florida, I do hereby certify that the foregoing is a true and correct copy on file in this office Apr 28, 2020.

Deputy Town Clerk

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK

3150 SW 52 AVENUE

PEMBROKE PARK, FLORIDA 33308

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

vs.

HALLANDALE RETAIL LLC

Respondent(s) Case #: 4467

SUPPLEMENTAL ORDER/CLAIM OF LIEN

TO: HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077

The Town of Pembroke Park Code Enforcement Board, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the Town of Pembroke Park Code Enforcement Board did issue on 6/27/2019, a Final Order in the above captioned case determining the Respondent(s) was/were guilty of violating the following sections of THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES.

Sec. 15-17. - Business Tax Receipt Required.

The Board ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on 6/27/2019, or a $50.00 (Fifty and 00/100 dollars) per diem fine will be assessed for each day the violations(s) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory $100.00 (One Hundred and 00/100 dollars) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on 6/27/2019. The Board considered the circumstances relating to this case and confirmed fine of $5,550.00 (Five Thousand Five Hundred Fifty and 00/100 dollars). Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board if compliance has occurred.

3. That/those said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 514229000312

LEGAL DESCRIPTION:	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD
STREET ADDRESS:	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

4. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 7 of the Town of Pembroke Park Code of Ordinances, as currently enacted or as may be amended from time to time. The Code Enforcement Board Clerk is directed to record a certified copy of this Order in the Public Records of Broward County, Florida.

This Supplemental Order and Claim of Lien entered by the Code Enforcement Board will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

Respondents may appeal a the Final Order of the Code Enforcement Board for the Town of Pembroke Park to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Final Order to be appealed.

DONE AND ORDERED this October 24, 2019

ATTEST:

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

AGATHA MUSE-SALTERS
TOWN MANAGER

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6 day of November 2019 by Agatha Muse-Salters and Robert Janzer, ~~Special Magistrate~~ Code Board, respectively, of the Town of Pembroke Park, who are personally known to me and who did not take an oath.

My Commission Expires:

NOTARY PUBLIC, State of Florida at Large

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # FF 998669
My Comm Expires Jun 2, 2020

Joseline Ramirez
Print, type or stamp name of Notary

998669
Commission Number, if any

Note: Mail your payment to the above address made payable to The Town of Pembroke Park.

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # FF 998669
My Comm. Expires Jun 2, 2020



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2940 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0312
Property Owner	HALLANDALE RETAIL LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	11
Abbr Legal Description	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	$417,680	$1,554,260	$1,971,940	$1,971,940	
2019	$417,680	$1,554,260	$1,971,940	$1,971,940	
2018	$417,680	$1,038,390	$1,456,070	$1,349,400	$29,731.67

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	$1,971,940	$1,971,940	$1,971,940	$1,971,940
Portability	0	0	0	0
Assessed/SOH	$1,971,940	$1,971,940	$1,971,940	$1,971,940
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	$1,971,940	$1,971,940	$1,971,940	$1,971,940

Sales History			
Date	Type	Price	Book/Page or CIN
3/2/2018	SW*-E	$2,200,000	114933541
6/30/1998	WD	$590,000	28546 / 691
4/6/1998	QCD	$100	28546 / 690
6/1/1994	TD*	$100	22424 / 572
3/1/1990	WD	$830,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
$7.00	59,669	SF
Adj. Bldg. S.F. (Card, Sketch)		18139
Eff./Act. Year Built: 1978/1977		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK

3150 SW 52 AVENUE

PEMBROKE PARK, FLORIDA 33308

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

vs.

HALLANDALE RETAIL LLC

Respondent(s) **Case #:** 4467

SUPPLEMENTAL ORDER/CLAIM OF LIEN

TO: HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077

The Town of Pembroke Park Code Enforcement Board, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the Town of Pembroke Park Code Enforcement Board did issue on 6/27/2019, a Final Order in the above captioned case determining the Respondent(s) was/were guilty of violating the following sections of THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES.

Sec. 15-17. - Business Tax Receipt Required.

The Board ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on 6/27/2019, or a $50.00 (Fifty and 00/100 dollars) per diem fine will be assessed for each day the violations(s) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory $100.00 (One Hundred and 00/100 dollars) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on 6/27/2019. The Board considered the circumstances relating to this case and confirmed fine of $5,550.00 (Five Thousand Five Hundred Fifty and 00/100 dollars). Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board if compliance has occurred.

3. That/those said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 514229000312

LEGAL DESCRIPTION: 29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

STREET ADDRESS: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

4. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 7 of the Town of Pembroke Park Code of Ordinances, as currently enacted or as may be amended from time to time. The Code Enforcement Board Clerk is directed to record a certified copy of this Order in the Public Records of Broward County, Florida.

This Supplemental Order and Claim of Lien entered by the Code Enforcement Board will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

Respondents may appeal a the Final Order of the Code Enforcement Board for the Town of Pembroke Park to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Final Order to be appealed.

DONE AND ORDERED this October 24, 2019

ATTEST:

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

Agatha Muse-Salters

AGATHA MUSE-SALTERS
TOWN MANAGER

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6 day of November, 20 19 by Agatha Muse-Salters and Robert Janzer, ~~Special~~ Code Board ~~Magistate~~, respectively, of the Town of Pembroke Park, who are personally known to me and who did not take an oath.

My Commission Expires:

NOTARY PUBLIC, State of Florida at Large

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # FF 998669
My Comm. Expires Jun 2, 2020

Joseline Ramirez

Print, type or stamp name of Notary

998669

Commission Number, if any

Note: Mail your payment to the above address made payable to The Town of Pembroke Park.

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # FF 998669
My Comm. Expires Jun 2, 2020



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2940 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0312
Property Owner	HALLANDALE RETAIL LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	11
Abbr Legal Description	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD		

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2019	$417,680	$1,554,260	$1,971,940	$1,971,940	
2018	$417,680	$1,038,390	$1,456,070	$1,349,400	$29,731.67
2017	$417,680	$859,360	$1,277,040	$1,226,730	$26,934.59

2019 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,971,940	$1,971,940	$1,971,940	$1,971,940
Portability	0	0	0	0
Assessed/SOH	$1,971,940	$1,971,940	$1,971,940	$1,971,940
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	$1,971,940	$1,971,940	$1,971,940	$1,971,940

Sales History

Date	Type	Price	Book/Page or CIN
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6/30/1998	WD	$590,000	28546 / 691
4/6/1998	QCD	$100	28546 / 690
6/1/1994			
3/1/1990			

* Denotes

Land Calculations

Price	Factor	Type
$7.00	59,669	SF
Adj. Bldg. S.F. (Card, Sketch)		18139
Eff./Act. Year Built: 1978/1977		

nts

Fire	Safe	Storm	Clean	Misc

Spoke with Michelle
In BTR. No Application
has been filed as
of 6/25/19

A&V MD Inc

Town of Pembroke Park

INVOICE

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

Bill To:

Audio Video MD Inc.
2940 Country Club Lane
Pembroke Park, FL 33009

DATE: October 18, 2019
INVOICE # 248
FOR: Code Enforcement Case # 4467

Audio Video MD Inc.
2940 Country Club Lane
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Sec 15-17; 15-24		
109	Per Diem Fine (07/07/2019 - 10/24/2019)	$ 50.00	$ 5,450.00
1	Adminstrative Fee	$ 100.00	$ 100.00
		TOTAL	$ 5,550.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HALLANDALE RETAIL LLC	4467	10/10/2019
8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077		

Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE RETAIL LLC	514229000312	
8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077		

Legal Description:	**AKA:**
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **24th day of October, 2019 at 7:00 p.m.** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT BOARD 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,

Natasha Joseph

Clerk of the Board
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954) 966-4600 Ext. 235

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

Vs.

HALLANDALE RETAIL LLC
AUDIO VIDEO MD INC.

Respondent(s)

Case No.: 4467

FINAL ORDER

STREET ADDRESS: AUDIO VIDEO MD INC. – 2940 COUNTRY CLUB LANE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: HALLANDALE RETAIL LLC - 8800 N BRONX AVE, 2ND FLOOR SKOKIE, IL 60077

LEGAL DESCRIPTION: 29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

The Code Enforcement Board heard testimony at the Formal Hearing held the 27th day of June 2019 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-17; 15-24

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) 15-17; 15-24, **WITHIN TEN (10) DAY FROM THE DATE OF THIS FORMAL HEARING** held this 27th day of June 2019. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay a FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINES ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) MUST BE PAID IMMEDIATELY.**

Done and ordered this 27th day of June 2019.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:

NATASHA JOSEPH, BOARD CLERK
CODE ENFORCEMENT BOARD

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.

HALLANDALE RETAIL LLC

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

Respondent(s)

Case #:

4467

On 10/10/2019 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: HALLANDALE RETAIL LLC

Address: 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077

Folio: 514229000312

Site Address: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

Legal Description: 29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

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: 10/10/2019
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: 10/10/2019

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/10/2019

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # FF 998669
My Comm. Expires Jun 2, 2020

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/23/2019

Sent To:

HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

4467

Property Owner:

HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Certified Mail #:

Property Description:

514229000312

Legal Description:

29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

AKA:

2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/17/2019 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
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)	15

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)	15

No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate
Acct: 004888

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 June, 2019 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



5/23/2019



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2940 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0312
Property Owner	HALLANDALE RETAIL LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	11
Abbr Legal Description	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	$417,680	$1,554,260	$1,971,940	$1,971,940	
2018	$417,680	$1,038,390	$1,456,070	$1,349,400	$29,731.67
2017	$417,680	$859,360	$1,277,040	$1,226,730	$26,934.59

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	$1,971,940	$1,971,940	$1,971,940	$1,971,940
Portability	0	0	0	0
Assessed/SOH	$1,971,940	$1,971,940	$1,971,940	$1,971,940
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	$1,971,940	$1,971,940	$1,971,940	$1,971,940

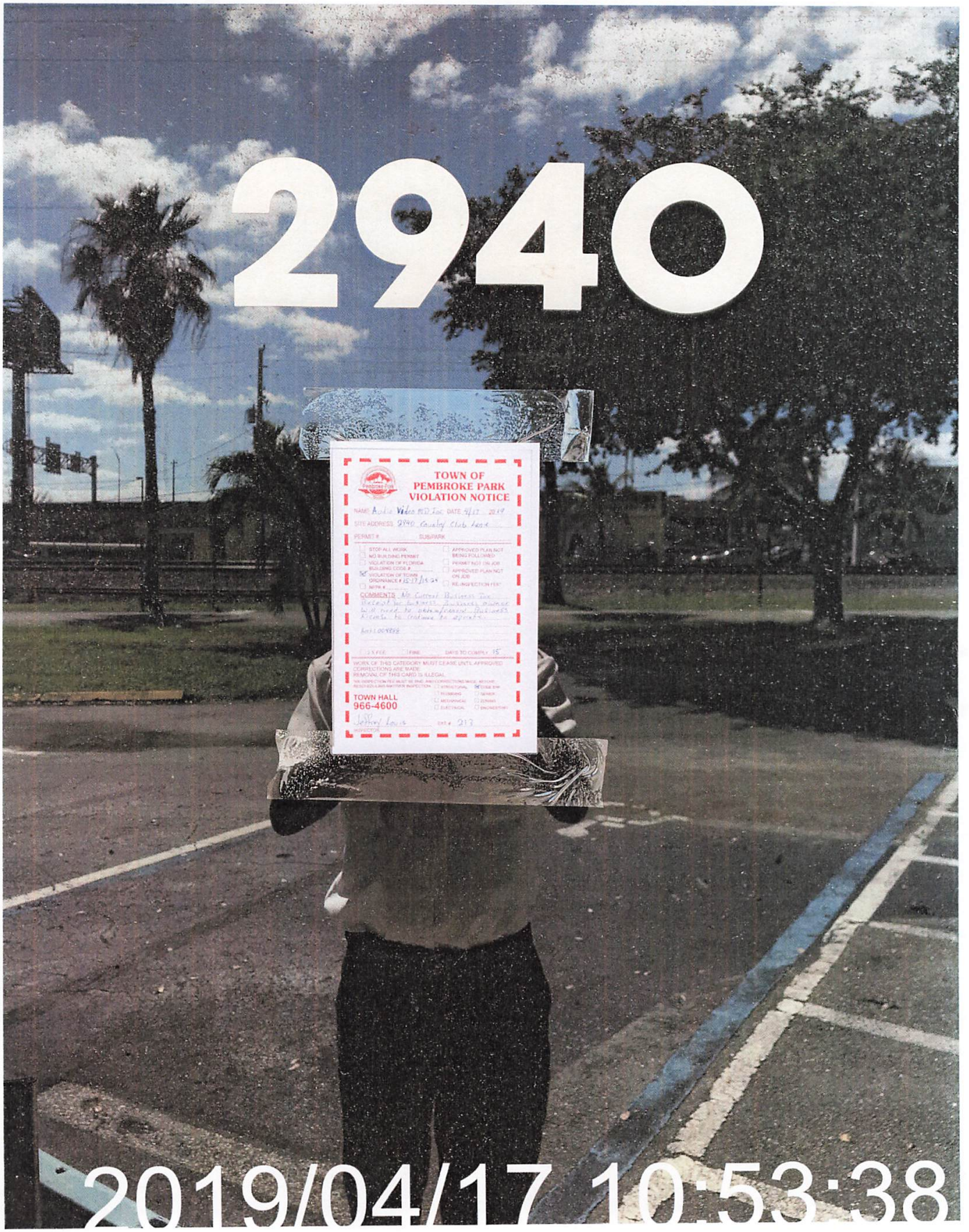
Sales History			
Date	Type	Price	Book/Page or CIN
3/2/2018	SW*-E	$2,200,000	114933541
6/30/1998	WD	$590,000	28546 / 691
4/6/1998	QCD	$100	28546 / 690
6/1/1994	TD*	$100	22424 / 572
3/1/1990	WD	$830,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
$7.00	59,669	SF
Adj. Bldg. S.F. (Card, Sketch)		18139
Eff./Act. Year Built: 1978/1977		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


PARKING BY DISABLED
PERMIT ONLY
TOW-AWAY ZONE
& FINE UP TO $250.00
2940
2940
AUDIO VIDEO MD
2019/04/17 10:53:52


2940
TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
TOWN HALL
966-4600
2019/04/17 10:53:38

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	4467	04/17/2019

Property Owner:	Property Description:	Certified Mail #:
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000312	

Legal Description:	AKA:
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #Audio Video MD Inc - 2940 Country Club Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/17/2019 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
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)	15
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)	15

Notes/Means of Correction:

No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate
Acct: 004888

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 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 Fax: (954) 966-5186

ANNUAL BILLING STATEMENT

AUDIO VIDEO MD INC.
2940 COUNTRY CLUB LN
PEMBROKE PARK FL 33009

ACCOUNT NO.	*DATE*
004888	*06/28/2018*

BUSINESS DESCRIPTION	*BUSINESS ADDRESS*
SALES/INSTALL OF AUDIO/VIDEO EQUIP. AND SMART HOME DEVICES	*2940 COUNTRY CLUB LN*

DATE	*DESCRIPTION*	*AMOUNT*
FY 2019	*Certificate Of Use*	52.50
FY 2019	*Business Tax*	78.75

***ATTENTION!! IMPORTANT NOTICE:** Payments received by the Town will first be applied to the oldest outstanding balances due, if any, on your accounts payable to the Town and then to current account balances due. All outstanding account balances due to the Town must be paid in full prior to receiving a Business Tax Receipt renewal.*

PAY ALL FEES BY SEPT 30th — *SUB-TOTAL* *$131.25*
TO AVOID THE FOLLOWING PENALTIES!! (F.S. 205.053)
Oct. 1st – 10% Nov. 1st – 15% Dec. 1st – 20% Jan. 1st – 25%
PAST DUE AMOUNT STARTING ON OR AFTER MARCH 1st
an additional penalty of $250.00 will be imposed (P.P. Code 15-40c)
PLEASE PAY *$131.25*

$131.25 Jan. 1 $164.06 + Penalty - Mar. 1 $250.00 Total Due $414.06

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Audio Video MD Inc DATE 4/17 2019

SITE ADDRESS 2940 Country Club Lane

PERMIT # _____ SUB/PARK _____

- ☐ STOP ALL WORK
- ☐ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 15-17 / 15-24
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS No Current Business Tax Receipt for business. Business owner will need to obtain/renew Business License to continue to operate.

Acct: 004888

☐ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 15

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

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

- ☐ STRUCTURAL
- ☒ CODE ENF.
- ☐ PLUMBING
- ☐ SEWER
- ☐ MECHANICAL
- ☐ ZONING
- ☐ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Louis EXT. # 213

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Audio Video MD Inc DATE 4/17 2019

SITE ADDRESS 2940 Country Club Lane

PERMIT # _____ SUB/PARK _____

- ☐ STOP ALL WORK
- ☐ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
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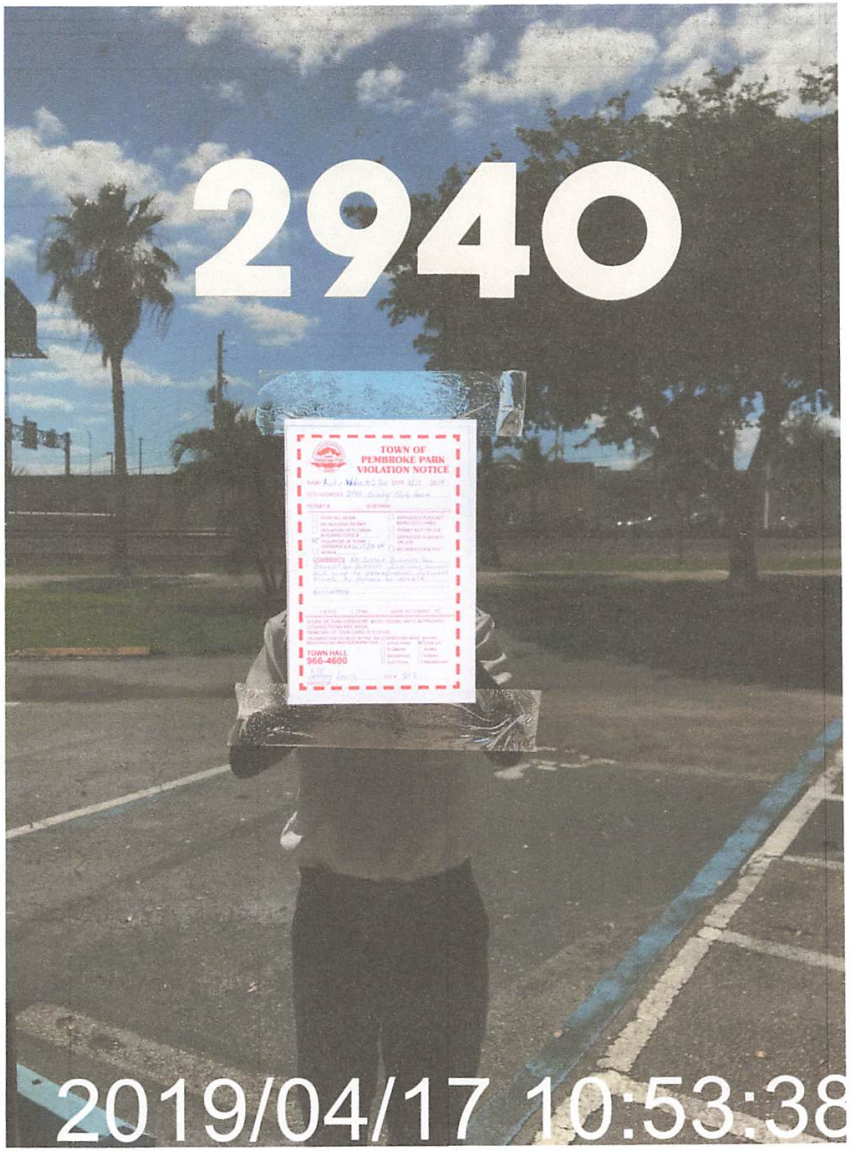
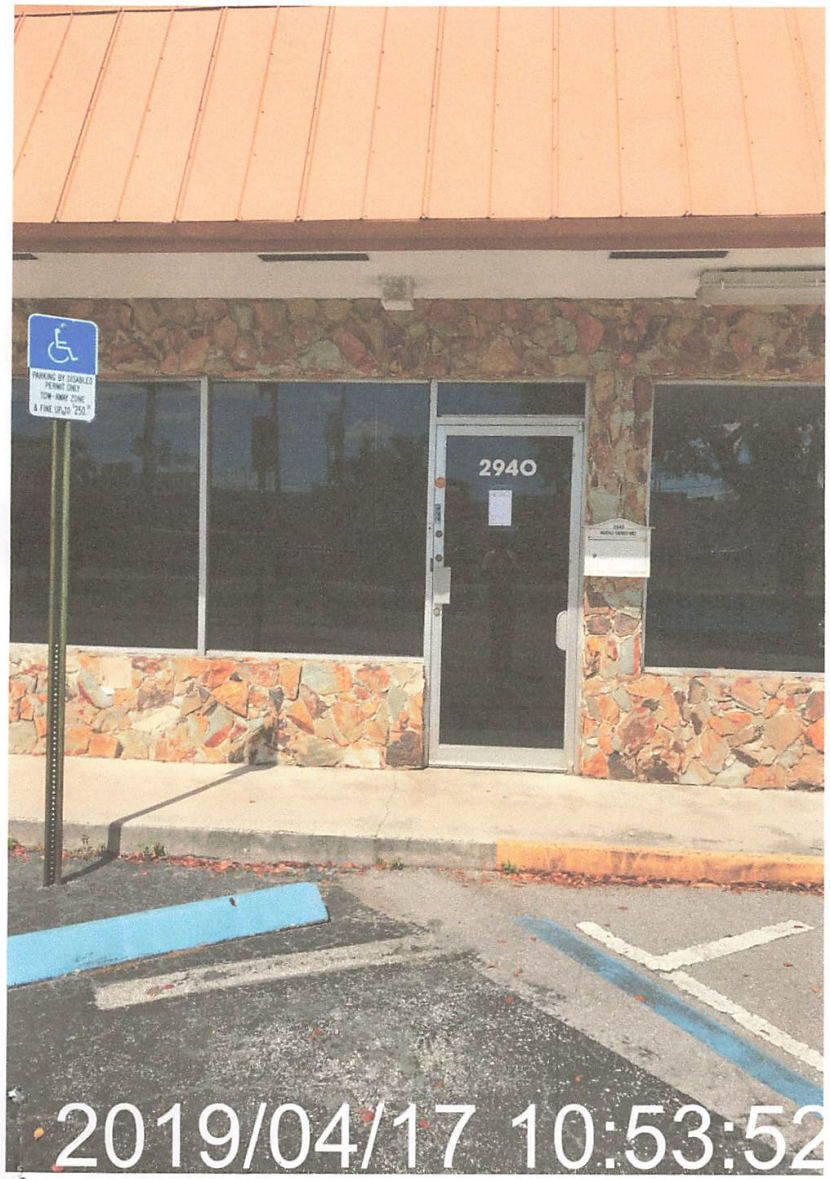
- ☐ ENGINEERING

TOWN HALL
966-4600

Jeffrey Louis
INSPECTOR

EXT. # 213




2940
2019/04/17 10:53:52

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Audio Video MD Inc DATE 4/17 2019

SITE ADDRESS 2940 Country Club Lane

PERMIT # _____ SUB/PARK _____

- ☐ STOP ALL WORK
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- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
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- ☐ STRUCTURAL
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- ☐ SEWER
- ☐ MECHANICAL
- ☐ ZONING
- ☐ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Louis EXT. # 213

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC/MARGARITA ORTEGA	3140 W HALLANDALE BEACH BLVD LOT 302 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3140 W HALLANDALE BEACH BLVD LOT 302

Legal Description

Case Status Open **Case #** 5828 **Date Next Inspection** 8/17/2022

Notes
1. Demolition of interior of the RV including the kitchen, bathroom, and living room area, removal of water heater, and sliding glass door. Obtain all permits for the complete interior demo with plans and inspections.
2. Addition and roof over was added to the RV with electrical, stairs, and light fixtures without a permit. Obtain a permit for the addition and roof over with any electrical that was added along with the light fixtures and stairs with plans and inspections.
3. A double permit fee has assessed.
4. All windows must be unpainted.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/6/2021		Notice of Violation	Hand
7/19/2022	8/17/2022	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: 8/17/2022
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: 8/17/2022



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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
$

Total Postage ar
$

Sent To HOLIDAY HALLANDALE MHC LLC
(NOH-5828)
Street and Apt. N 8800 NORTH BRONX AVE 2ND FLOOR
City, State, ZIP+ SKOKIE IL 60077

PS Form 3800,

Postmark Here
JUL 21 2022

7021 0350 0000 2802 4006



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

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

Postage
$

Total Postage
$

Sent To CORPORATION SERVICE COMPANY
(NOH-5828)
Street and Apt. 1201 HAYS STREET
City, State, ZIP TALLAHASSEE, FL 32301-2525

PS Form 3800

Postmark Here
JUL 21 2022

7021 1970 0000 4565 8357



U.S. Postal Service™
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OFFICIAL USE

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

Postage
$

Total Postage a
$

Sent To HOLIDAY HALLANDALE MHC LLC
MARGARITA ORTEGA
(NOH-5828)
Street and Apt. 3140 W HALLANDALE BEACH BLVD #302
City, State, ZIP+ PEMBROKE PARK, FL 33009

PS Form 3800,

Postmark Here
JUL 21 2022

7021 0350 0000 2802 3993

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLIDAY HALLANDALE MHC LLC/MARGARITA ORTEGA CASE NO. 5828

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD LOT 302

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD LOT 302

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC/MARGARITA ORTEGA AT 10:41 A.M. ON THE 22 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.

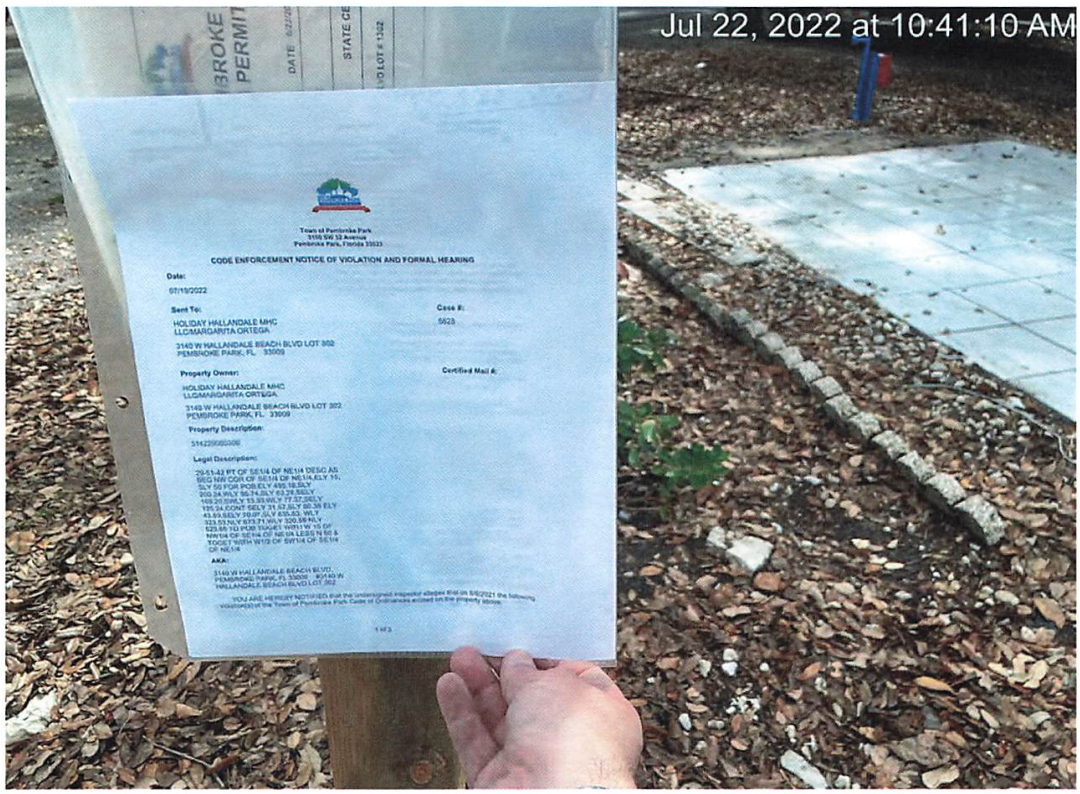
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16 day of August 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 22, 2022 at 10:41:10 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
07/19/2022
Sent To:
HOLIDAY HALLANDALE MHC
LLC/MARGARITA ORTEGA
3140 W HALLANDALE BEACH BLVD LOT 302
PEMBROKE PARK, FL 33009
Case #:
5628
Property Owner:
Certified Mail #:
HOLIDAY HALLANDALE MHC
LLC/MARGARITA ORTEGA
3140 W HALLANDALE BEACH BLVD LOT 302
PEMBROKE PARK, FL 33009
Property Description:
Legal Description:
AKA:
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3140 W
HALLANDALE BEACH BLVD LOT 302


Jul 22, 2022 at 10:41:20 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/19/2022

Sent To:

HOLIDAY HALLANDALE MHC
LLC/MARGARITA ORTEGA

3140 W HALLANDALE BEACH BLVD LOT 302
PEMBROKE PARK, FL 33009

Case #:

5828

Property Owner:

HOLIDAY HALLANDALE MHC
LLC/MARGARITA ORTEGA

3140 W HALLANDALE BEACH BLVD LOT 302
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 #3140 W HALLANDALE BEACH BLVD LOT 302

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/6/2021 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

1. Demolition of interior of the RV including the kitchen, bathroom, and living room area, removal of water heater, and sliding glass door. Obtain all permits for the complete interior demo with plans and inspections.
2. Addition and roof over was added to the RV with electrical, stairs, and light fixtures without a permit. Obtain a permit for the addition and roof over with any electrical that was added along with the light fixtures and stairs with plans and inspections.
3. A double permit fee has assessed.
4. All windows must be unpainted.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/19/2022



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	28-03

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 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*	$5,972,850	$220,080	$6,192,930	$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	$6,192,930	$6,192,930	$6,192,930	$6,192,930
Portability	0	0	0	0
Assessed/SOH	$4,796,080	$6,192,930	$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	$6,192,930	$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
$8.00	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



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
2020	04/22/2020
2021	04/07/2021
2022	04/23/2022

Document Images

04/23/2022 -- ANNUAL REPORT	View image in PDF format
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

No Permits



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
MARGARITA ORTEGA	5828	05/06/2021
3140 W HALLANDALE BEACH BLVD LOT 302 PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
MARGARITA ORTEGA	514229000300	
3140 W HALLANDALE BEACH BLVD LOT 302 PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3140 W HALLANDALE BEACH BLVD LOT 302

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/6/2021 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. Demolition of interior of the RV including the kitchen, bathroom, and living room area, removal of water heater, and sliding glass door. Obtain all permits for the complete interior demo with plans and inspections.
2. Addition and roof over was added to the RV with electrical, stairs, and light fixtures without a permit. Obtain a permit for the addition and roof over with any electrical that was added along with the light fixtures and stairs with plans and inspections.
3. A double permit fee has assessed.
4. All windows must be unpainted.

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

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

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name Margarita Ortega Date 5.6.2021

Site Address 3120 W Hallandale Beach Blvd Lot 302 (302 35th) Case # _____

Sub/Park _____

Permit # _____

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

Violation (s)

Demolition of Kitchen, Bathroom area. Addition added to the m/H, water heater was removed without permits.

Corrective Action(s)

Obtain a permit for demolition of the Kitchen area + Bathroom area including the addition with any electrical (Addition). and sliding glass door w/stairs.

- ☑ Structural
- ☑ Code Enforcement
- ☐ Plumbing
- ☐ Zoning
- ☐ Mechanical
- ☐ Business Tax Receipt
- ☑ Electrical
- ☐ Other _____

☑ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

- ☑ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☑ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

Received by

Spoke w/ Julie on site

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


05/04/2021 14:18


05/04/2021 14:05

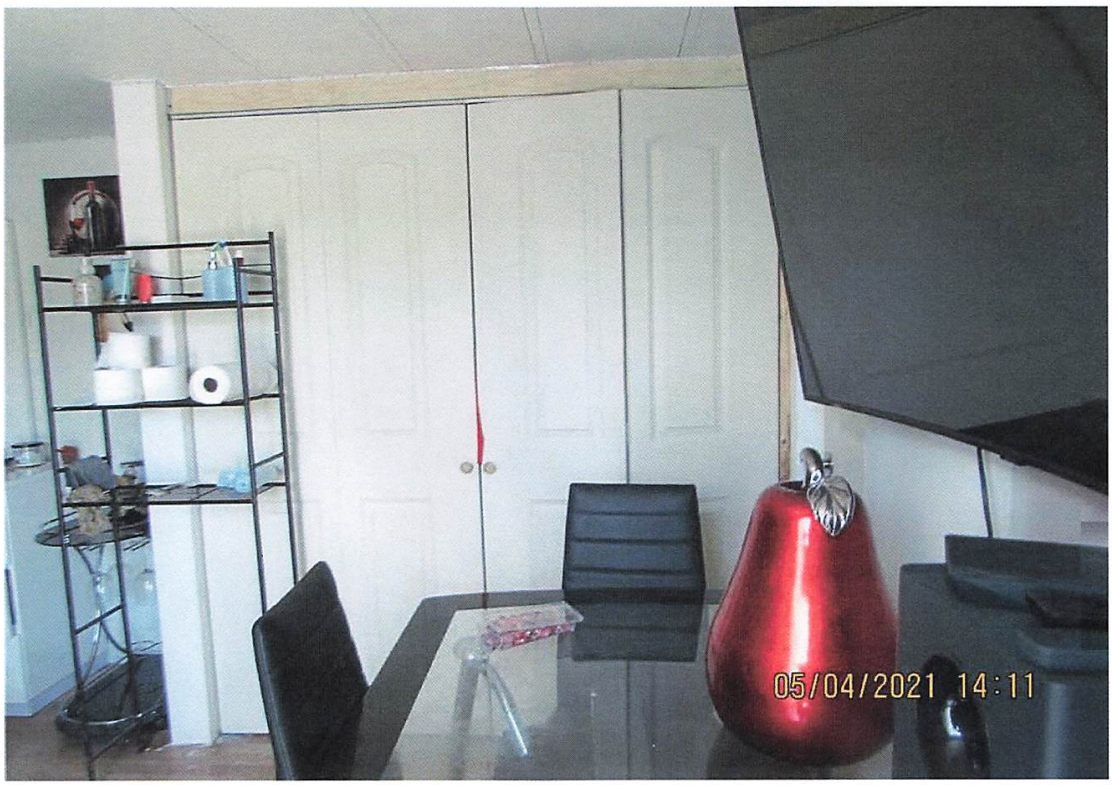

05/04/2021 14:06


05/04/2021 14:06


05/04/2021 14:08


05/04/2021 14:08


05/04/2021 14:11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05/06/2021 10:01


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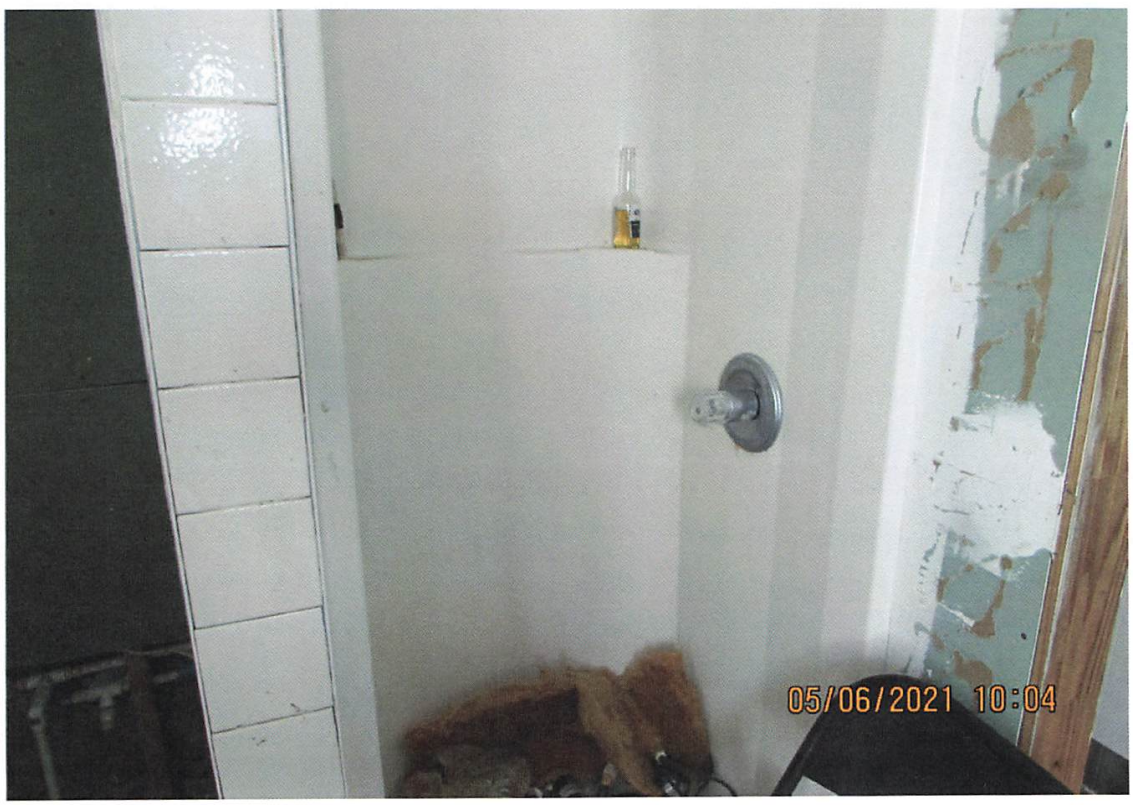
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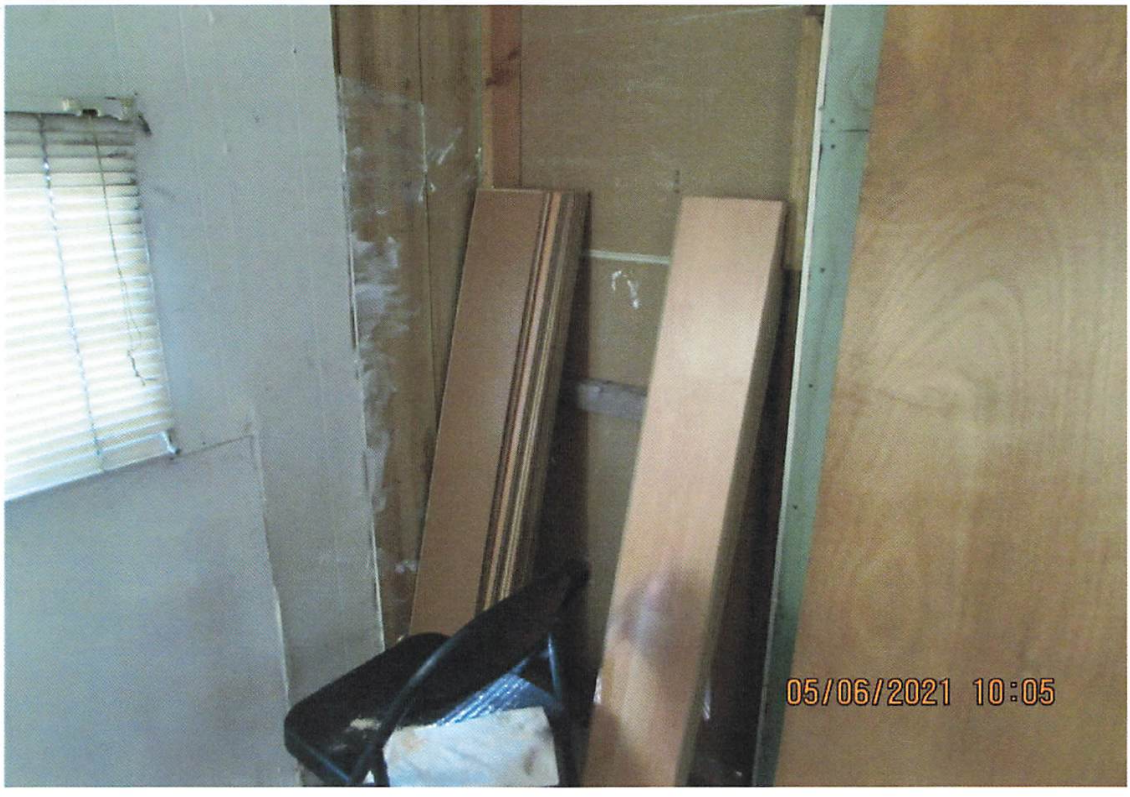
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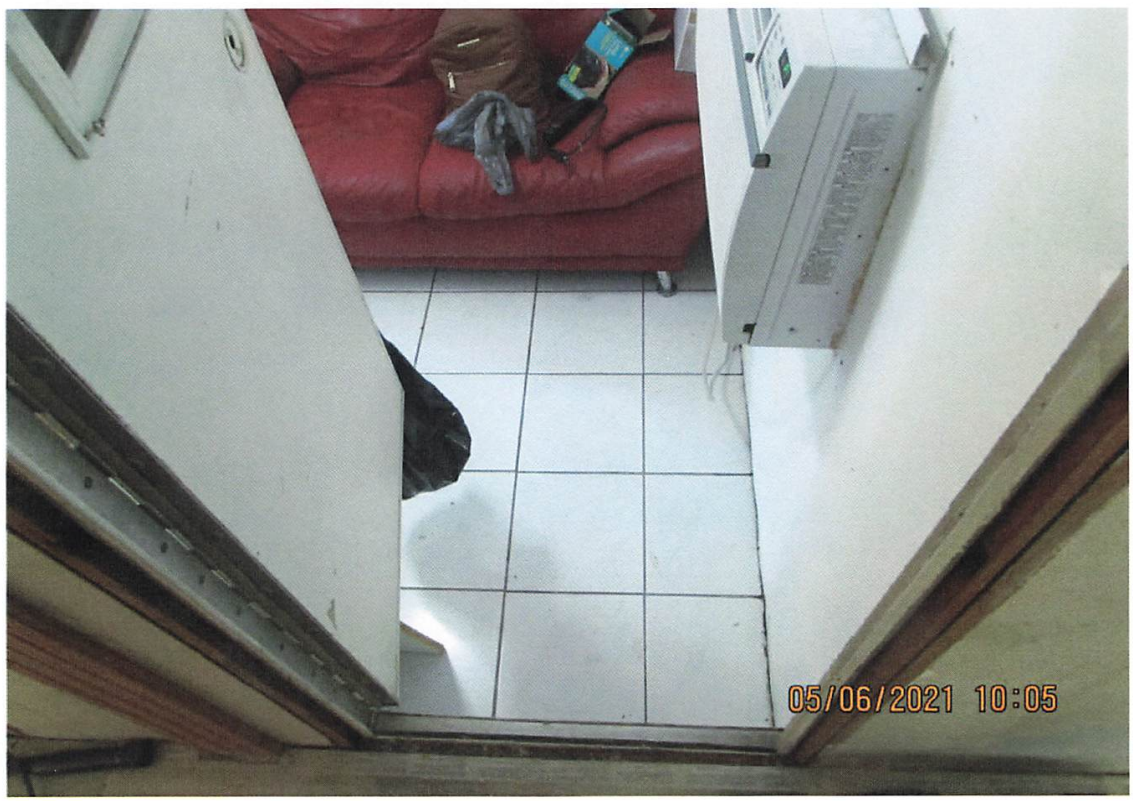
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302
05/06/2021 10:25



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

Sent To:	**Case #:**	**Date:**
MARGARITA ORTEGA	5828	5/6/2021 12:00:00 AM
3140 W HALLANDALE BEACH BLVD LOT 302 PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**
MARGARITA ORTEGA	514229000300
3140 W HALLANDALE BEACH BLVD LOT 302 PEMBROKE PARK, FL 33009	

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3140 W HALLANDALE BEACH BLVD LOT 302

Mailing Purposes Only

Case Overview

Property/Incident Information

Owner	Address	Site Address
E&M PROPERTIES 2665 LLC	2649 S PARK RD HALLANDALE BEACH, FL 33009	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Rd, Pembroke Park, FL 33009

Legal Description

Case Status Open **Case #** 6955 **Date Next Inspection** 8/17/2022

Notes VIOLATIONS/cORRECTIVE ACTIONS
1)The entire parking lot is in disrepair/CORRECTIVE ACTION- Obtain plans and inspections for a permit and contact the building dept (954 966-4600 EXT 182). Repair/Re-seal the parking lot when permit is obtained
2)The entire parking lot needs to be re-striped/CORRECTIVE ACTION-Obtain plans and inspections for a zoning permit. Re-stripe the parking lot when permit is obtained
3)The parking bumpers are damaged/CORRECTIVE ACTION- Repair/Replace the parking bumpers

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/15/2022		Notice of Violation	Regular Mail
8/1/2022	8/17/2022	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: 8/17/2022
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: 8/17/2022
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: 8/17/2022


7021 1970 0000 4565 6780
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Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Total Postage and
Sent To
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City, State, ZIP+4
PS Form 3800,
Postmark Here
E&M PROPERTIES 2665 LLC
N.O.H #6955
H.C.F #5070
2641 S PARK ROAD,
PEMBROKE PARK, FL, 33009


7021 1970 0000 4565 6797
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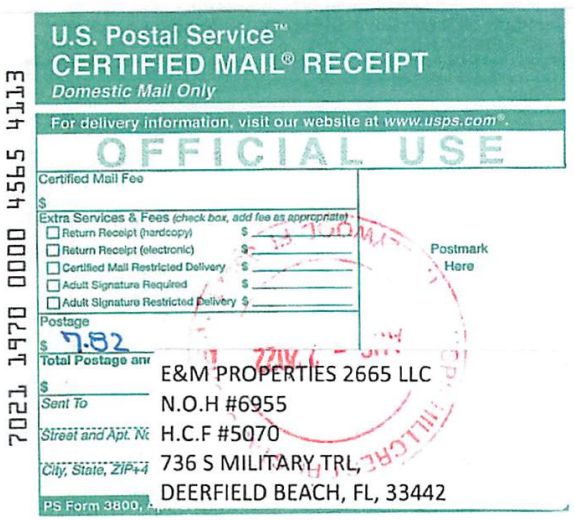
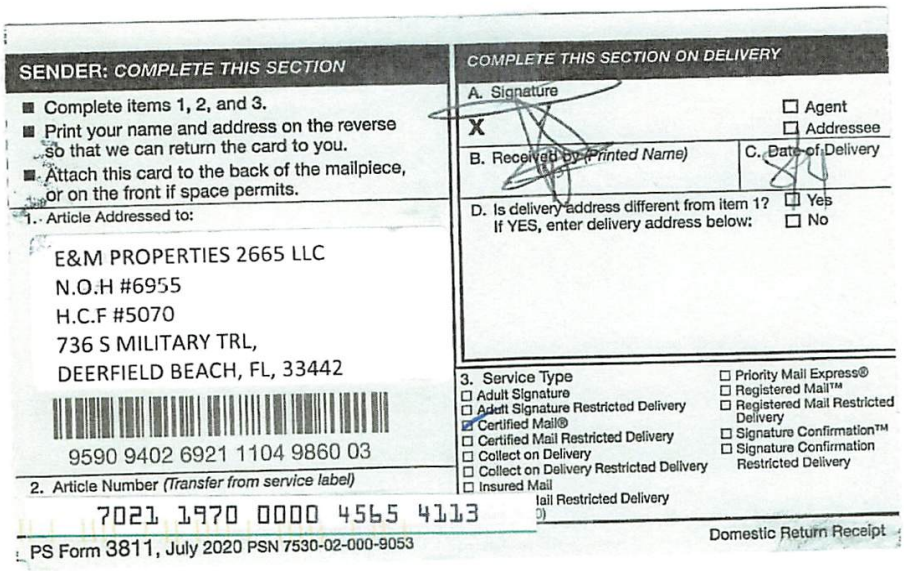
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
E&M MUNCHIES HOLDINGS CORP.
N.O.H #6955
H.C.F #5070
136 S MILITARY TRAIL,
DEERFIELD BEACH, FL, 33442


7021 1970 0000 4565 4113
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
E&M PROPERTIES 2665 LLC
N.O.H #6955
H.C.F #5070
736 S MILITARY TRL,
DEERFIELD BEACH, FL, 33442



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:

E&M PROPERTIES 2665 LLC
N.O.H #6955
H.C.F #5070
736 S MILITARY TRL,
DEERFIELD BEACH, FL, 33442

9590 9402 6921 1104 9860 03

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

7021 1970 0000 4565 4113

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

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

7021 1970 0000 4565 6797

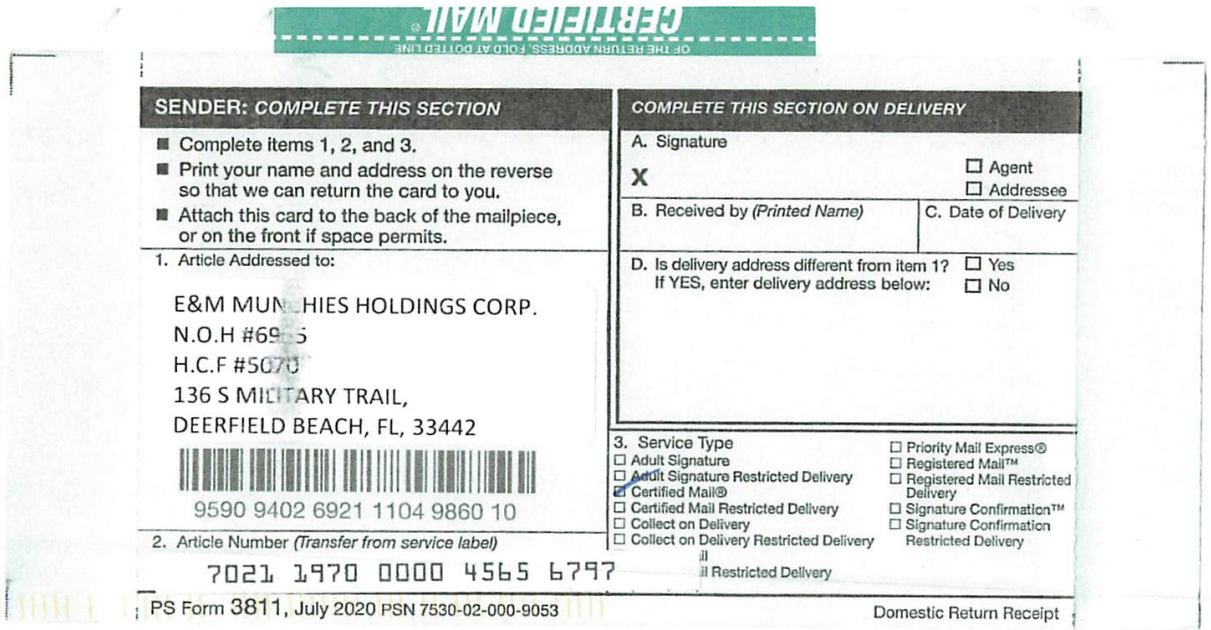
Hasler
08/02/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

E&M MUNCHIES HOLDINGS CORP.
N.O.H #6955
H.C.F #5070
136 S MILITARY TRAIL,
DEERFIELD BEACH, FL, 33442

NIXIE 331 FE 1 0008/09/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2506-01488-03-00

33442-763465



CERTIFIED MAIL®

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

E&M MUN HIES HOLDINGS CORP.
N.O.H #69 5
H.C.F #5070
136 S MILITARY TRAIL,
DEERFIELD BEACH, FL, 33442

9590 9402 6921 1104 9860 10

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

7021 1970 0000 4565 6797

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
E&M PROPERTIES 2665 LLC		CASE NO. 6955
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: ~~2641~~ J.L -2649 S PARK RD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: ~~2641~~ J.L -2649 S PARK RD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: E&M PROPERTIES 2665 LLC AT 09:41A.M. ON THE 5 DAY OF AUGUST 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 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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.)

)

E&M PROPERTIES 2665 LLC CASE NO. 6955

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2641- 2649 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2641- 2649 S PARK RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: E&M PROPERTIES 2665 LLC AT 9:41 A.M. ON THE 5 DAY OF AUGUST 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.

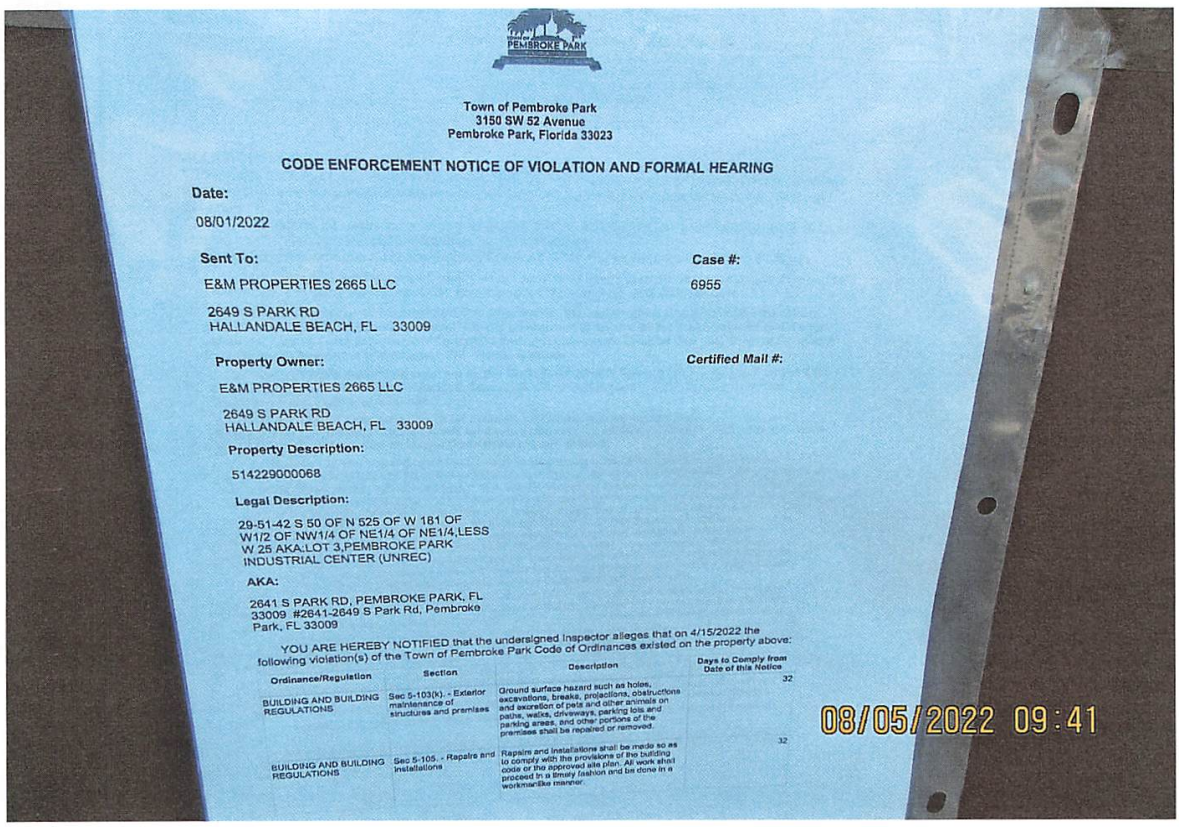
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

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 16 day of August 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 _____



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/01/2022

Sent To:

E&M PROPERTIES 2665 LLC

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Case #:

6955

Property Owner:

E&M PROPERTIES 2665 LLC

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000068

Legal Description:

29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 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(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

08/05/2022 09:41



08/05/2022 09:41


7021 1970 0000 4565 6780
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,
Postmark Here
E&M PROPERTIES 2665 LLC
N.O.H #6955
H.C.F #5070
2641 S PARK ROAD,
PEMBROKE PARK, FL, 33009


7021 1970 0000 4565 6797
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
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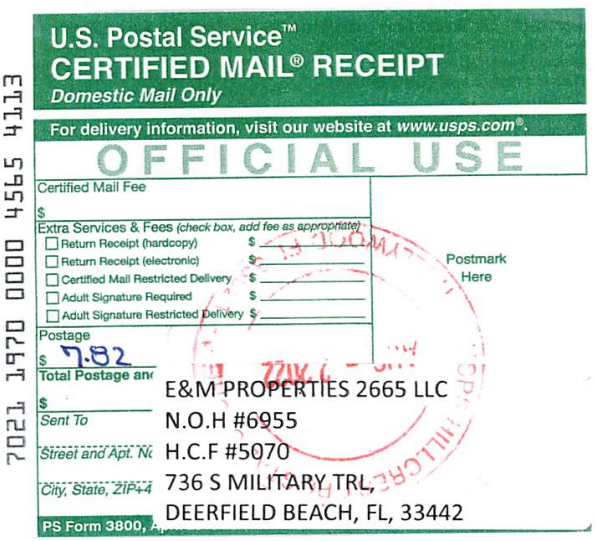
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, Ap
Postmark Here
E&M MUNCHIES HOLDINGS CORP.
N.O.H #6955
H.C.F #5070
136 S MILITARY TRAIL,
DEERFIELD BEACH, FL, 33442


7021 1970 0000 4565 4113
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,
Postmark Here
E&M PROPERTIES 2665 LLC
N.O.H #6955
H.C.F #5070
736 S MILITARY TRL,
DEERFIELD BEACH, FL, 33442

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/01/2022

Sent To:

E&M PROPERTIES 2665 LLC

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Case #:

6955

Property Owner:

E&M PROPERTIES 2665 LLC

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000068

Legal Description:

29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 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(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, seated 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 entire parking lot is in disrepair/CORRECTIVE ACTION- Obtain plans and inspections for a permit and contact the building dept (954 966-4600 EXT 182). Repair/Re-seal the parking lot when permit is obtained
2)The entire parking lot needs to be re-striped/CORRECTIVE ACTION-Obtain plans and inspections for a zoning permit. Re-stripe the parking lot when permit is obtained
3)The parking bumpers are damaged/CORRECTIVE ACTION- Repair/Replace the parking bumpers

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

8/1/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
E&M PROPERTIES 2665 LLC 2649 S PARK RD HALLANDALE BEACH, FL 33009	6955	04/15/2022

Property Owner:	Property Description:	Certified Mail #:
E&M PROPERTIES 2665 LLC 2649 S PARK RD HALLANDALE BEACH, FL 33009	514229000068	

Legal Description:	AKA:
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 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(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	32
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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	32

Notes/Means of Correction:

VIOLATIONS/cORRECTIVE ACTIONS
1)The entire parking lot is in disrepair/CORRECTIVE ACTION- Obtain plans and inspections for a permit and contact the building dept (954 966-4600 EXT 182). Repair/Re-seal the parking lot when permit is obtained
2)The entire parking lot needs to be re-striped/CORRECTIVE ACTION-Obtain plans and inspections for a zoning permit. Re-stripe the parking lot when permit is obtained
3)The parking bumpers are damaged/CORRECTIVE ACTION- Repair/Replace the parking bumpers

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


2649
04/12/2022 10:43


2641
04/12/2022 10:42


04/12/2022 10:43



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0068
Property Owner	E&M PROPERTIES 2665 LLC	Millage	0613
Mailing Address	736 S MILITARY TRL DEERFIELD BEACH FL 33442-3025	Use	48-01
Abbr Legal Description	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,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	$488,160	$542,760	$542,760	
2021	$54,600	$444,730	$499,330	$499,330	$10,737.91
2020	$54,600	$469,160	$523,760	$523,760	$11,303.68

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$542,760	$542,760	$542,760	$542,760
Portability	0	0	0	0
Assessed/SOH	$542,760	$542,760	$542,760	$542,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$542,760	$542,760	$542,760	$542,760

Sales History

Date	Type	Price	Book/Page or CIN
5/22/2017	WD-Q	$725,000	114402662
3/27/2015	WD-D	$400,000	112897344
2/12/2004	SWD	$335,000	36951 / 1764
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

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

Detail by Entity Name

Florida Limited Liability Company
E&M PROPERTIES 2665 LLC

Filing Information

Document Number	L17000021027
FEI/EIN Number	81-5279187
Date Filed	01/26/2017
Effective Date	01/26/2017
State	FL
Status	ACTIVE

Principal Address

2649 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

Changed: 02/28/2022

Mailing Address

736 S Military Trail
Deerfield Beach, FL 33442

Changed: 03/08/2021

Registered Agent Name & Address

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Address Changed: 03/08/2021

Authorized Person(s) Detail

Name & Address

Title AMBR

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Annual Reports

Report Year	Filed Date

2020	04/28/2020
2021	03/08/2021
2022	02/28/2022

Document Images

02/28/2022 -- ANNUAL REPORT	View image in PDF format
03/08/2021 -- ANNUAL REPORT	View image in PDF format
04/28/2020 -- ANNUAL REPORT	View image in PDF format
05/09/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
01/26/2017 -- Florida Limited Liability	View image in PDF format

Case Overview

Property/Incident Information

Owner	Address	Site Address
BAM MHC LLC/MARTHA CARJAVAL	302 KNIGHTS RUN AVE #1108 TAMPA, FL 33602	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2304 CHARLES RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6996 **Date Next Inspection** 8/17/2022

Notes
1. Installed two additions without a permit. Obtain plans, permit and inspections.
2. Installed a wooden deck without a permit. Obtain plans, permit and inspections.
3. Installed slab without a permit. Obtain plans, permit and inspections.
4. Exterior maintenance required. Pressure wash and paint mobile home.
Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/28/2022		Notice of Violation	Regular Mail
7/22/2022	8/17/2022	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: 8/17/2022
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: 8/17/2022
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: 8/17/2022
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: 8/17/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/22/2022

Sent To:

BAM MHC LLC/MARTHA CARJAVAL

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Case #:

6996

Property Owner:

BAM MHC LLC/MARTHA CARJAVAL

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

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 #2304 CHARLES RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Installed two additions without a permit. Obtain plans, permit and inspections.
2. Installed a wooden deck without a permit. Obtain plans, permit and inspections.
3. Installed slab without a permit. Obtain plans, permit and inspections.
4. Exterior maintenance required. Pressure wash and paint mobile home.
Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permits.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/22/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MARTHA CARJAVAL CASE NO. 6996

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2304 CHARLES RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2304 CHARLES RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: MARTHA CARJAVAL AT 1:38 P.M. ON THE 22 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 16 day of August 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 22, 2022 at 1:38:50 PM
2304



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-6996)
1200 SOUTH PINE ISLAND ROAD
PLANTATION. FL 33324

9590 9402 6921 1104 8182 50

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

7021 1970 0000 4565 7299

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* JUL 26 22 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
$

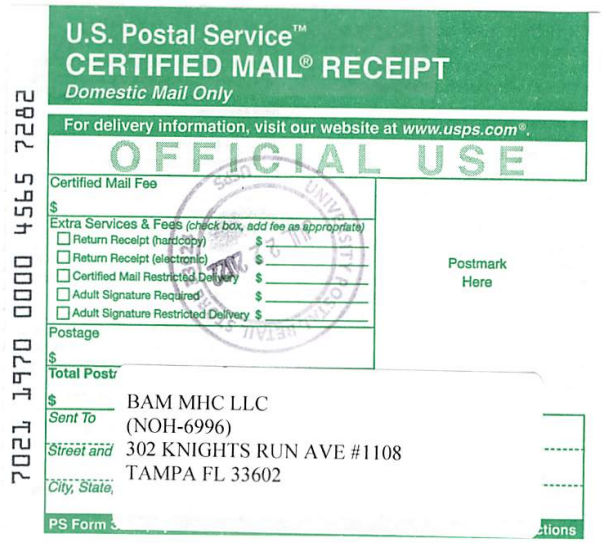
Total Posta
$

Sent To MARTHA CARJAVAL
(NOH-6996)
Street and A 2304 CHARLES RD, PEMBROKE PARK, FL
33009
City, State,

PS Form 38

Postmark Here

7021 1970 0000 4565 7275



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 Postr
$

Sent To BAM MHC LLC
(NOH-6996)
Street and 302 KNIGHTS RUN AVE #1108
TAMPA FL 33602
City, State,

PS Form

Postmark Here

7021 1970 0000 4565 7282



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
$

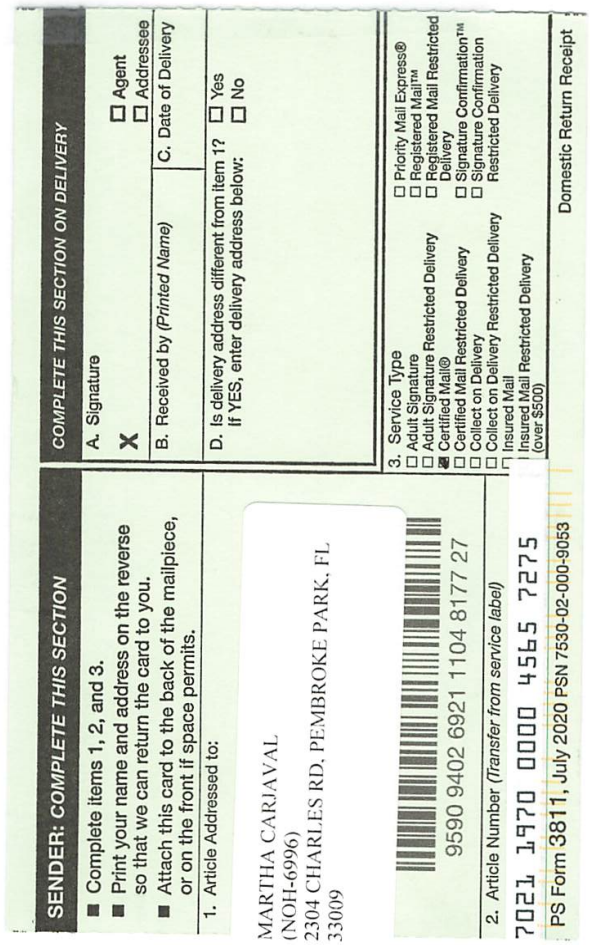
Total Postage an
$

Sent To NRAI SERVICES, INC.
(NOH-6996)
Street and Apt. N 1200 SOUTH PINE ISLAND ROAD
City, State, ZIP+4 PLANTATION, FL 33324

PS Form 3800,

Postmark Here

7021 1970 0000 4565 7299



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:

MARTHA CARJAVAL
(NOH-6996)
2304 CHARLES RD. 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
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 8177 27

2. Article Number (Transfer from service label)
7021 1970 0000 4565 7275

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

Domestic Return Receipt

Town of Pembroke Park
Notice of Violation Notice

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

Name _____ Date 4/28/22

Site Address 2304 Charles RD Case # _____

_____ Sub/Park _____

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, Slab, Wooden Deck, All built without a Permit
All around Exterior maintenance required

Corrective Action(s)

Obtain Plans and inspections for Permits
Pressure Wash / Paint Exterior

- ☒ Structural
- ☒ Code Enforcement
- ☒ Plumbing
- ☐ Zoning
- ☒ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

- ☒ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. ~~211/227~~ 182
- ☐ Public Works Ext. 238

Erik Richman
Code Enforcement Officer

Posted to the Property
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


2304
04/28/2022 11:43


04/28/2022 09:21


04/28/2022 09:21


04/28/2022 09:22


2306
04/28/2022 09:23


04/28/2022 11:34


04/28/2022 11:34

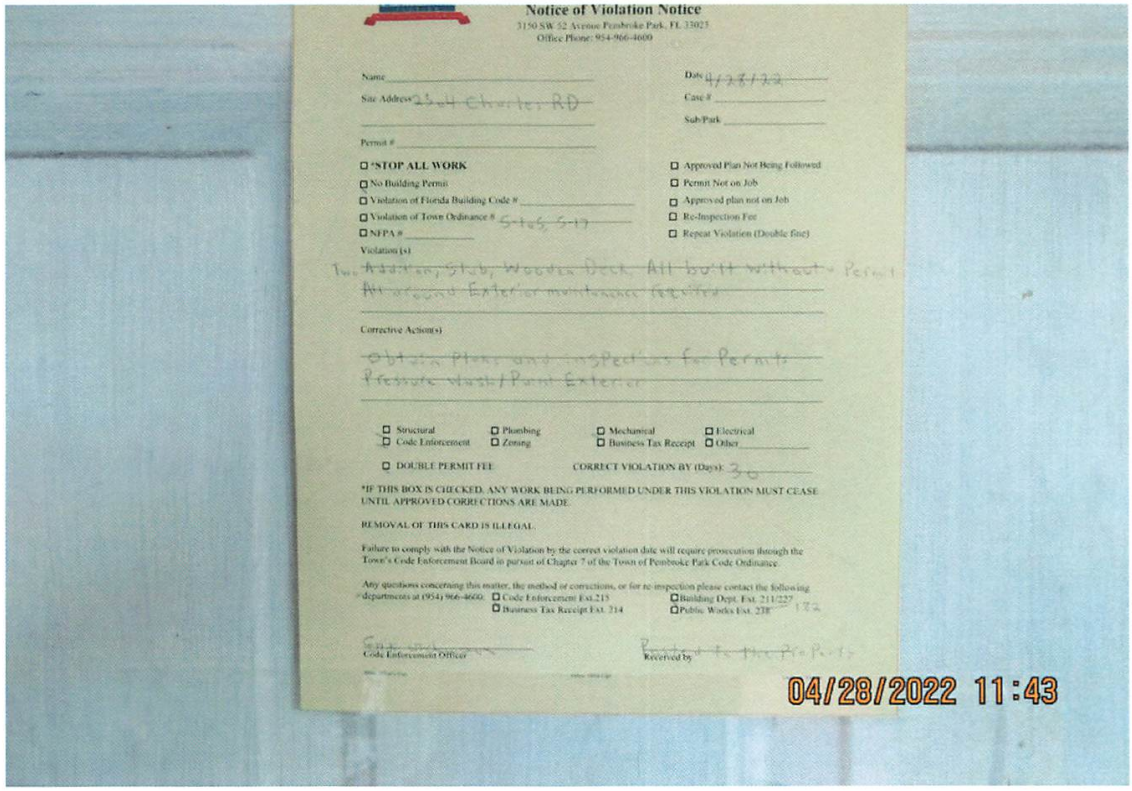

04/28/2022 11:34


04/28/2022 11:34


04/28/2022 11:36


04/28/2022 11:36


04/28/2022 11:37



Notice of Violation Notice

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

Name _____ Date 4/28/22

Site Address 2304 Charter RD Case # _____

_____ Sub/Park _____

Permit # _____

☐ *STOP ALL WORK
☐ No Building Permit
☐ Violation of Florida Building Code # _____
☐ Violation of Town Ordinance # 5-165, 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, Slab, Wooden Deck All built without Permit
All around Exterior maintenance required

Corrective Action(s)

Obtain Plans and Inspections for Permits
Pressure Wash/Paint Exterior

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☐ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 30

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

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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.213 ☐ Building Dept. Ext. 211/227 ☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 228

Code Enforcement Officer _____ Received by _____

04/28/2022 11:43



04/28/2022 11:43



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 Value

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
BAM MHC LLC/JOSE MARIN	302 KNIGHTS RUN AVE #1108 TAMPA, FL 33602	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2316

Legal Description

Case Status Open **Case #** 7001 **Date Next Inspection** 8/17/2022

Notes 1)There is exterior discoloration on this property. Remove all discoloration from the exterior walls. 2)There are prohibited items being stored on this property. Remove all toolboxes, water pails, cinderblocks and dead vegetation.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/29/2022		Notice of Violation	Regular Mail
7/22/2022	8/17/2022	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: 8/17/2022
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: 8/17/2022
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: 8/17/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/22/2022

Sent To:

BAM MHC LLC/JOSE MARIN

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Case #:

7001

Property Owner:

BAM MHC LLC/JOSE MARIN

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

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 #2316

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 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.	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

1)There is exterior discoloration on this property. Remove all discoloration from the exterior walls.
2)There are prohibited items being stored on this property. Remove all toolboxes, water pails, cinderblocks and dead vegetation.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/22/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JOSE MARIN CASE NO. 7001

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2316 CHARLES RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2316 CHARLES RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: JOSE MARIN AT 1:41 P.M. ON THE 22 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.

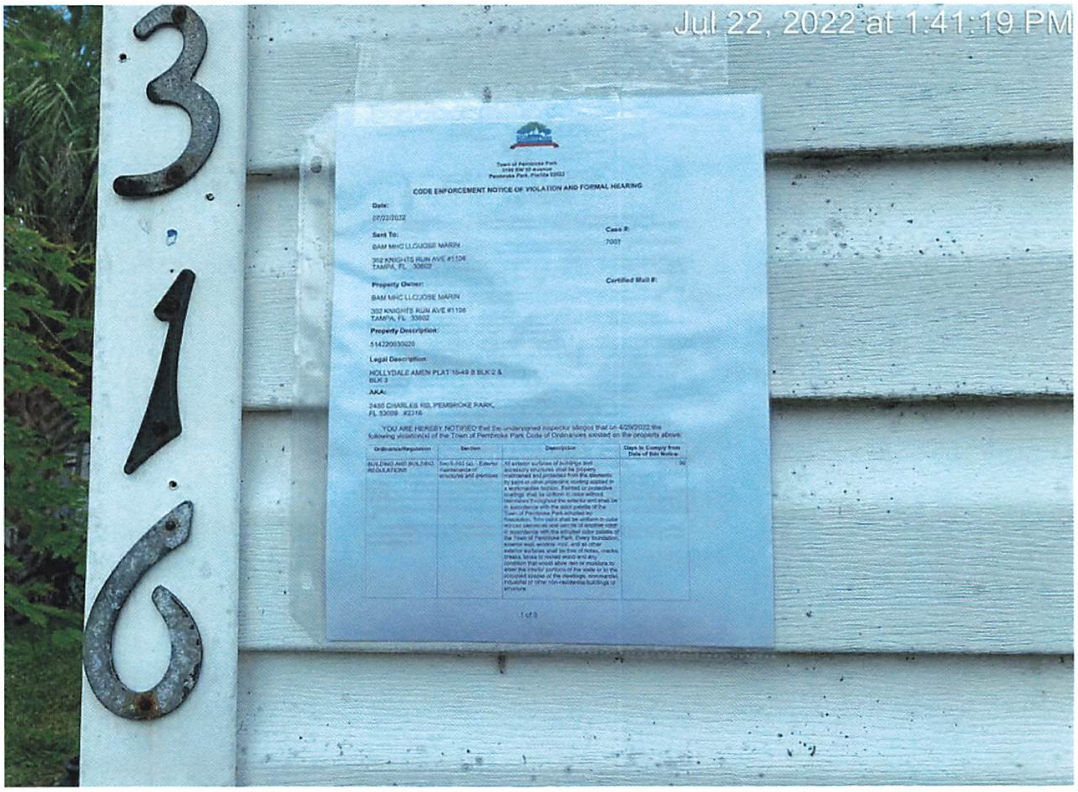
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 16 day of August 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 22, 2022 at 1:41:19 PM
3
1
6
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
Sent To:
Case #:
Property Owner:
Certified Mail #:
Property Description:
Legal Description:
AKA:


Jul 22, 2022 at 1:41:26 PM
2
3
1
6

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BAM MHC LLC/JOSE MARIN 302 KNIGHTS RUN AVE #1108 TAMPA, FL 33602	7001	04/29/2022

Property Owner:	Property Description:	Certified Mail #:
BAM MHC LLC/JOSE MARIN 302 KNIGHTS RUN AVE #1108 TAMPA, FL 33602	514220030020	

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2316

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 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.	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

Notes/Means of Correction:

1)There is exterior discoloration on this property. Remove all discoloration from the exterior walls.
2)There are prohibited items being stored on this property. Remove all toolboxes, water pails, cinderblocks and dead vegetation.

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 _____ Date 04/29/2022

Site Address 2316 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)

~~Wood Deck installed Without Permit~~ Emm
Exterior maintenance, Prohibitted outdoor Storage

Corrective Action(s)

~~Obtain Plans and inspections for Permit~~ Emm
Remove exterior discoloration/ Pressure Wash
Remove prohibitted items (Tool box, Pail, Cinder blocks)
Removal of dead Vegitation

☒ 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 Richmond
Code Enforcement Officer

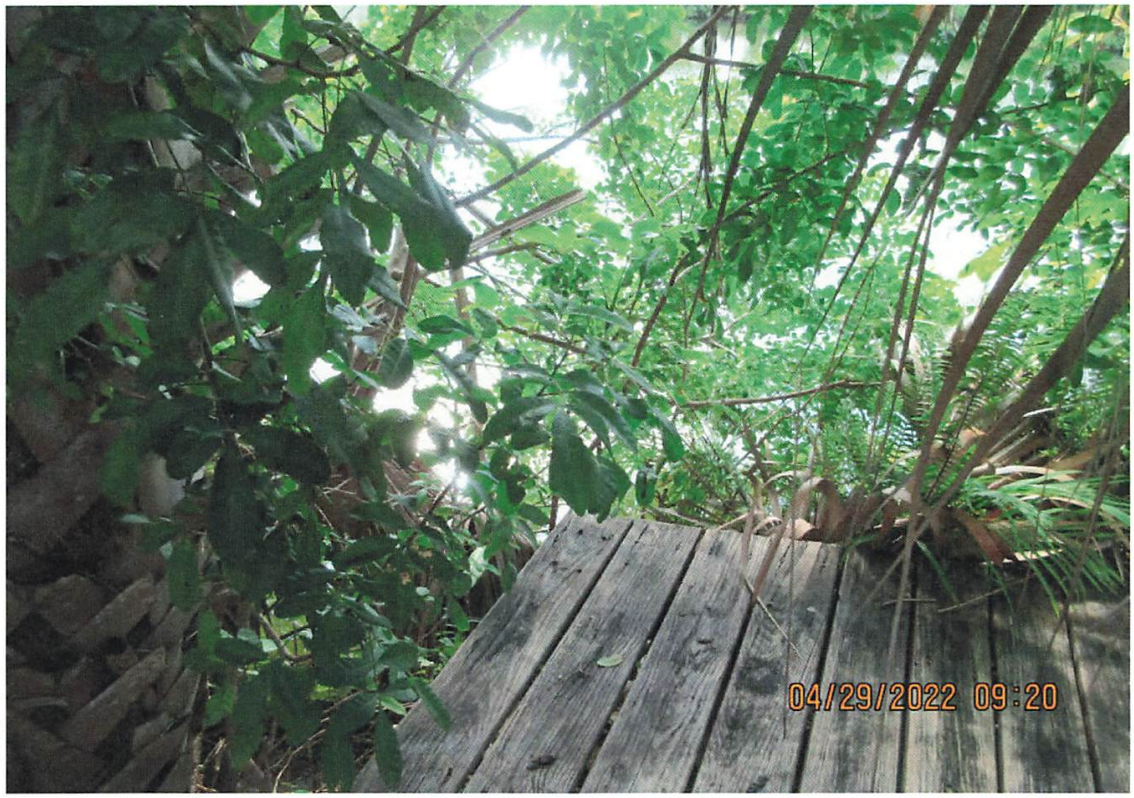
Posted to Property
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


2316
04/29/2022 09:35


04/29/2022 09:19


04/29/2022 09:19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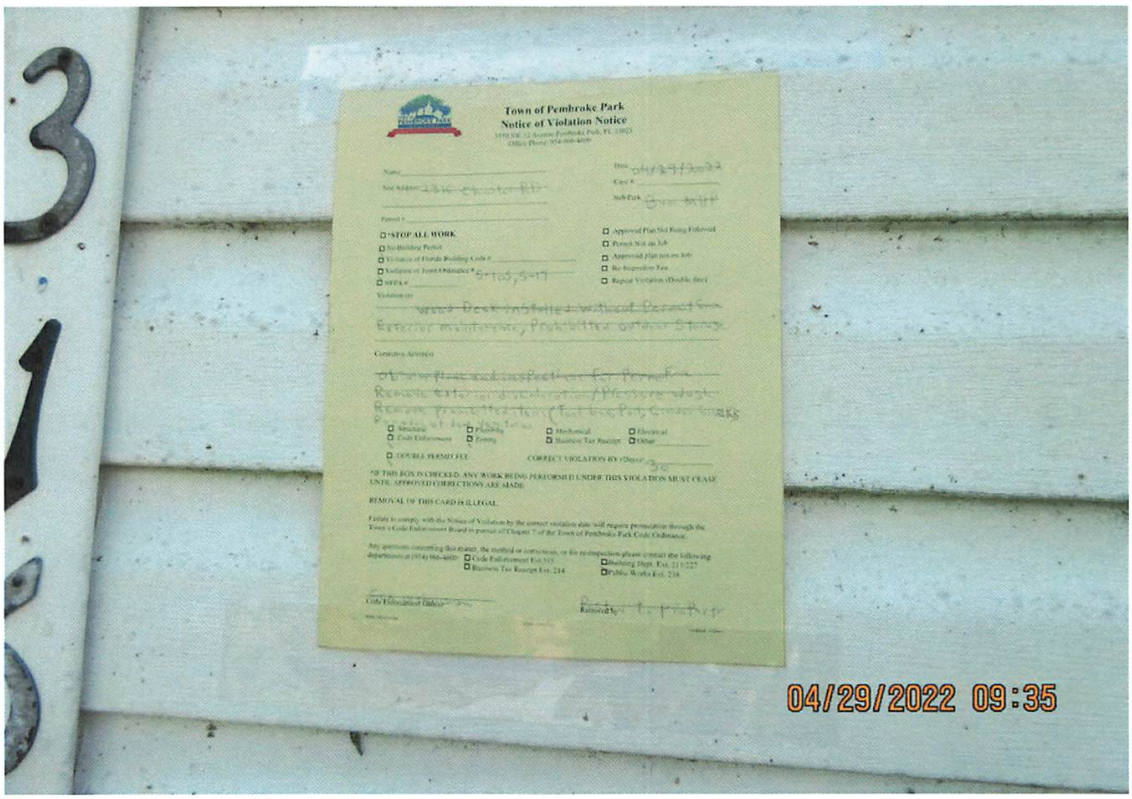
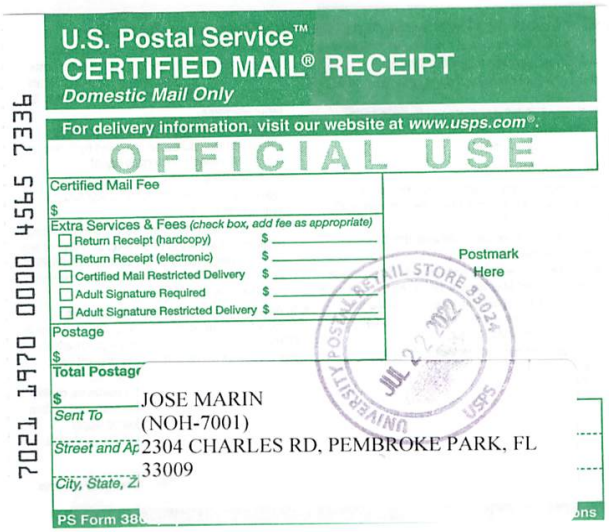
04/29/2022 09:20


04/29/2022 09:20


04/29/2022 09:20


Town of Pembroke Park
Notice of Violation Notice
04/29/2022 09:35



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

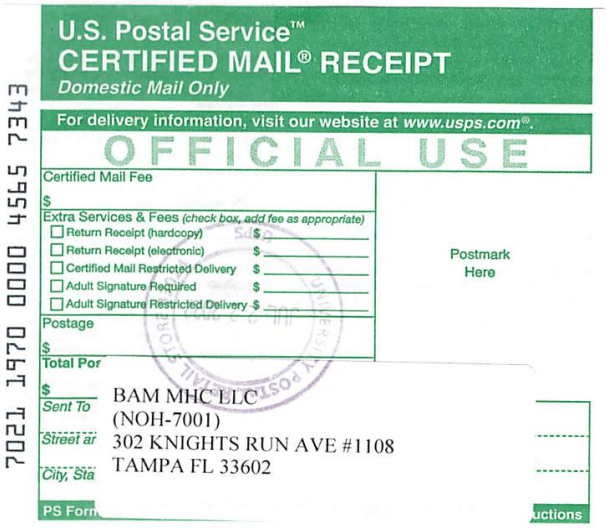
Postage
$

Total Postage
$

Sent To JOSE MARIN
(NOH-7001)
Street and Ap 2304 CHARLES RD, PEMBROKE PARK, FL
City, State, Z 33009

Postmark Here

7021 1970 0000 4565 7336



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

Postage
$

Total Por
$

Sent To BAM MHC LLC
(NOH-7001)
Street ar 302 KNIGHTS RUN AVE #1108
City, Sta TAMPA FL 33602

Postmark Here

7021 1970 0000 4565 7343



U.S. Postal Service™
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postag
$

Sent To NRAI SERVICES, INC.
(NOH-7001)
Street and Ap 1200 SOUTH PINE ISLAND ROAD
City, State, Z PLANTATION, FL 33324

Postmark Here

7021 1970 0000 4565 7350



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-7001)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 6921 1104 8183 11

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 7350

COMPLETE THIS SECTION ON DELIVERY

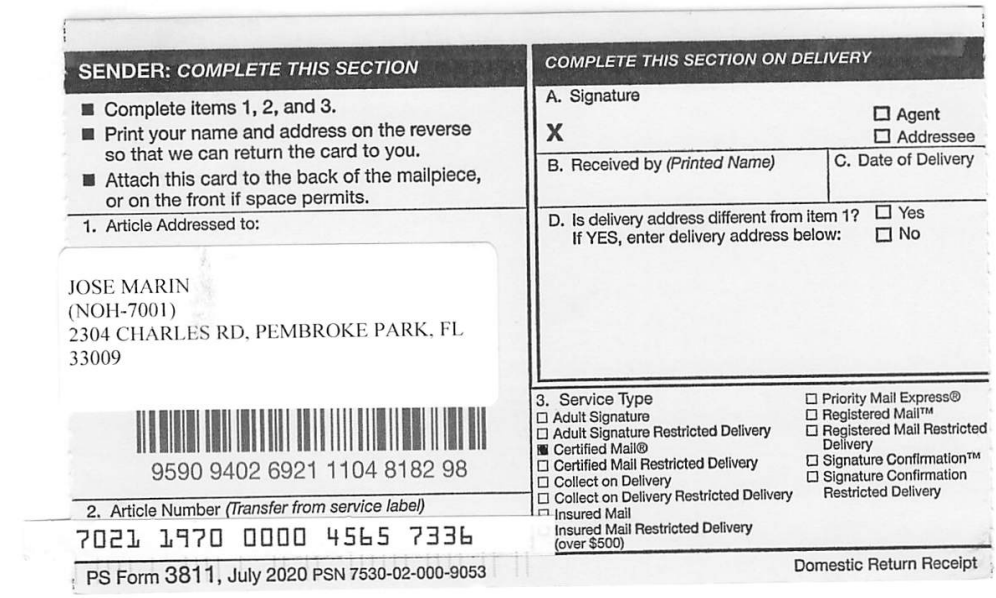
A. Signature
X RECEIVED ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* JUL 26 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

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:

JOSE MARIN
(NOH-7001)
2304 CHARLES RD, PEMBROKE PARK, FL 33009

9590 9402 6921 1104 8182 98

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 7336

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



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



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

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARK 31ST CORP	1985 S PARK RD #1 PEMBROKE PARK, FL 33009	1975 S PARK RD, PEMBROKE PARK, FL 33009 #1

Legal Description

Case Status Open **Case #** 7152 **Date Next Inspection** 8/17/2022

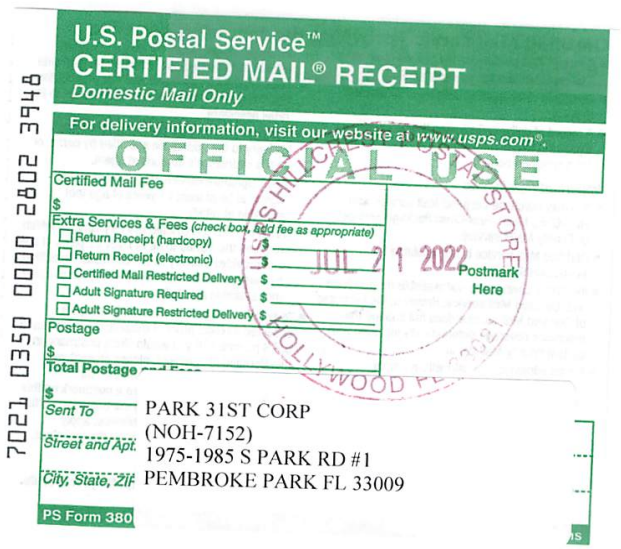
Notes Building 1985 bay 1 is operating without a business tax receipt. Obtain a business tax receipt in order to operate

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/27/2022		Notice of Violation	Regular Mail
7/19/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 8/17/2022



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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
$

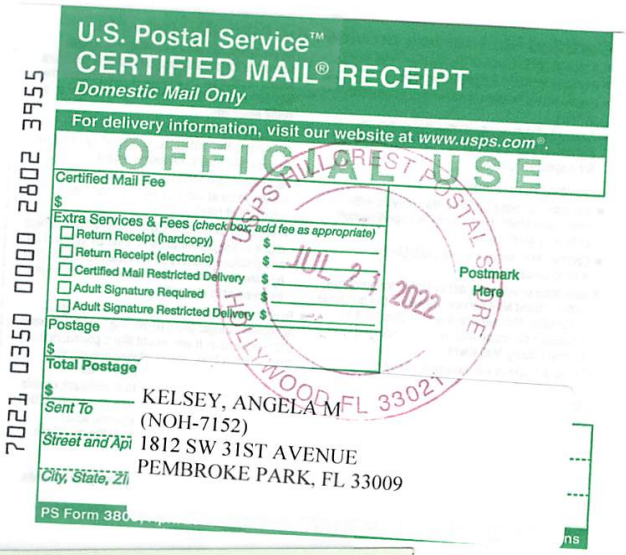
Total Postage and Fees
$

Sent To PARK 31ST CORP
(NOH-7152)
Street and Apt. 1975-1985 S PARK RD #1
City, State, ZIP PEMBROKE PARK FL 33009

PS Form 380

JUL 21 2022 Postmark Here

7021 0350 0000 2802 3948



U.S. Postal Service™
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OFFICIAL USE

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

Postage
$

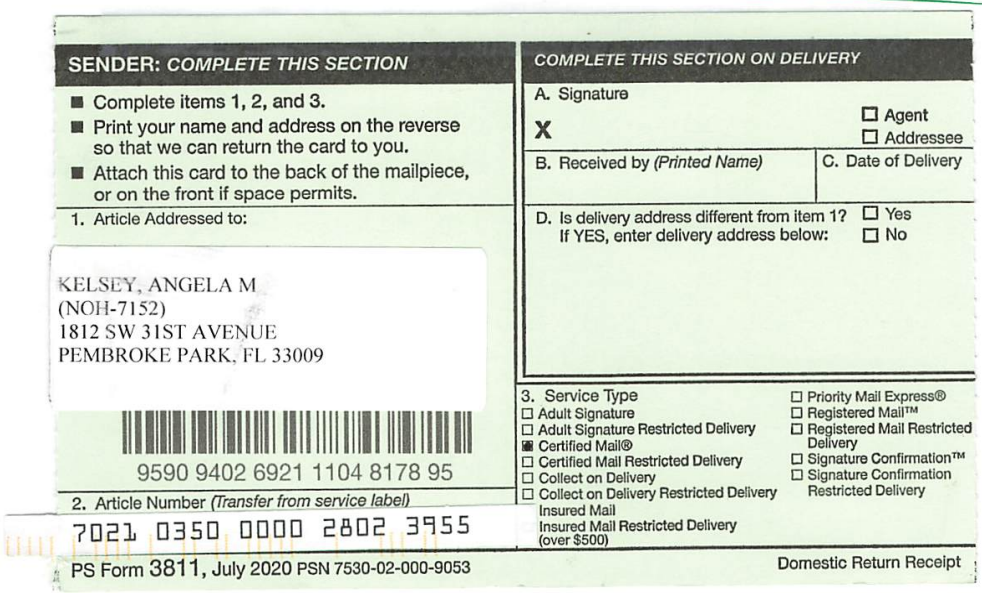
Total Postage
$

Sent To KELSEY, ANGELA M
(NOH-7152)
Street and Apt 1812 SW 31ST AVENUE
City, State, ZI PEMBROKE PARK, FL 33009

PS Form 380

JUL 21 2022 Postmark Here

7021 0350 0000 2802 3955



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:

KELSEY, ANGELA M
(NOH-7152)
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 8178 95

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3955

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARK 31ST CORP CASE NO. 7152

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1975-1985 S PARK RD, PEMBROKE PARK, FL 33009 #1

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1975-1985 S PARK RD, PEMBROKE PARK, FL 33009 #1

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PARK 31ST CORP AT 10:15 A.M. ON THE 22 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.

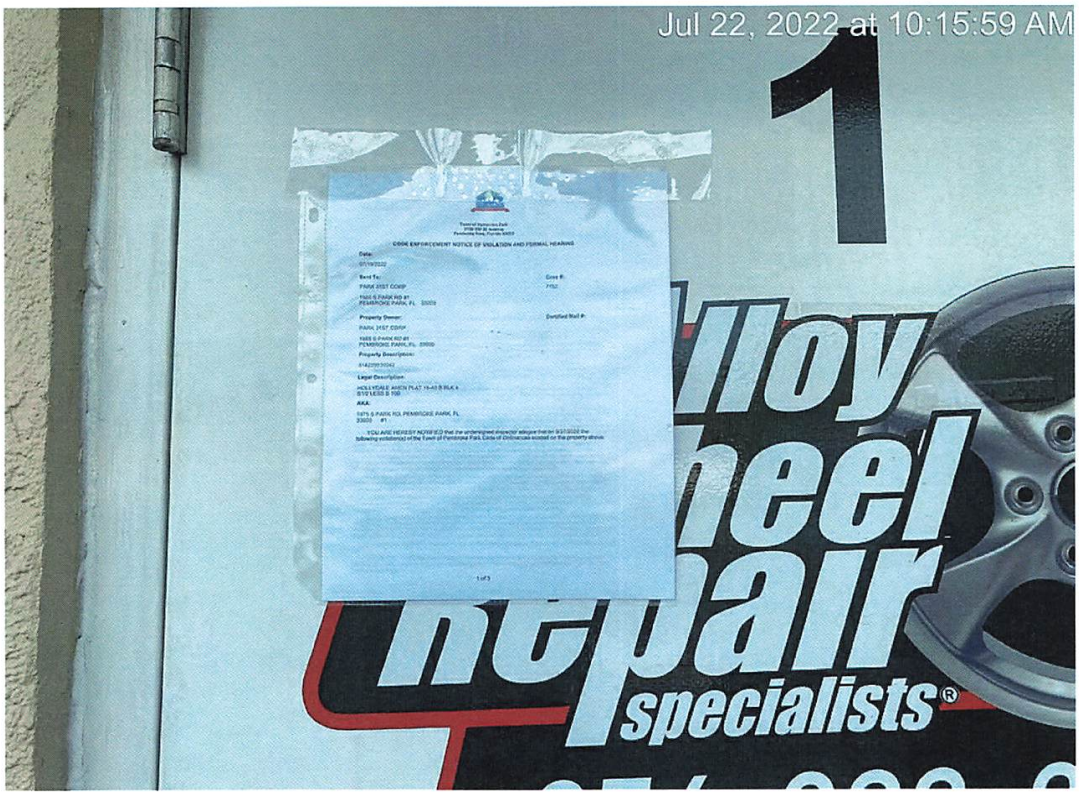
Erik Richwagen
AFFIANT

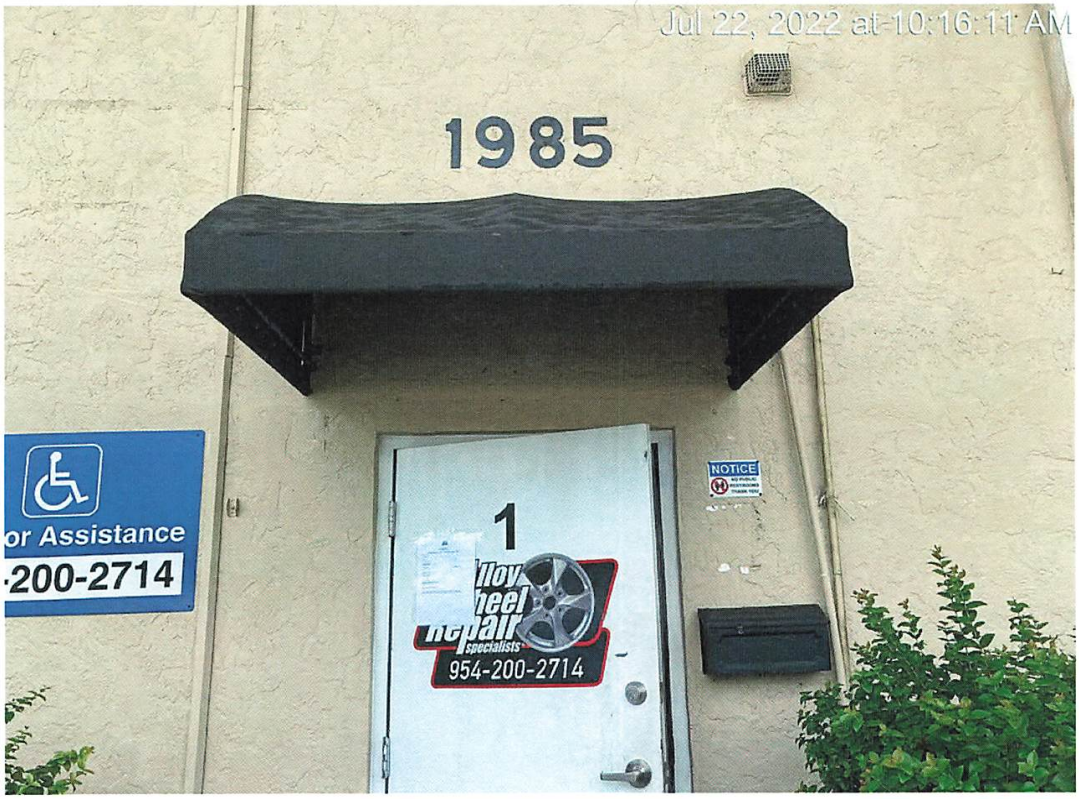
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16 day of August 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

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 22, 2022 at 10:15:59 AM
1
specialists®


Jul 22, 2022 at 10:16:11 AM
1985
1
954-200-2714
NOTICE

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/19/2022

Sent To:

PARK 31ST CORP

1985 S PARK RD #1
PEMBROKE PARK, FL 33009

Case #:

7152

Property Owner:

PARK 31ST CORP

1985 S PARK RD #1
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220030042

Legal Description:

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

AKA:

1975 S PARK RD, PEMBROKE PARK, FL
33009 #1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/27/2022 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	31

Building 1985 bay 1 is operating without a business tax receipt. Obtain a business tax receipt in order to operate

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/19/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PARK 31ST CORP 1985 S PARK RD #1 PEMBROKE PARK, FL 33009	7152	05/27/2022

Property Owner:	Property Description:	Certified Mail #:
PARK 31ST CORP 1985 S PARK RD #1 PEMBROKE PARK, FL 33009	514220030042	

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 4 S1/2 LESS S 100	1975 S PARK RD, PEMBROKE PARK, FL 33009 #1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/27/2022 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	31

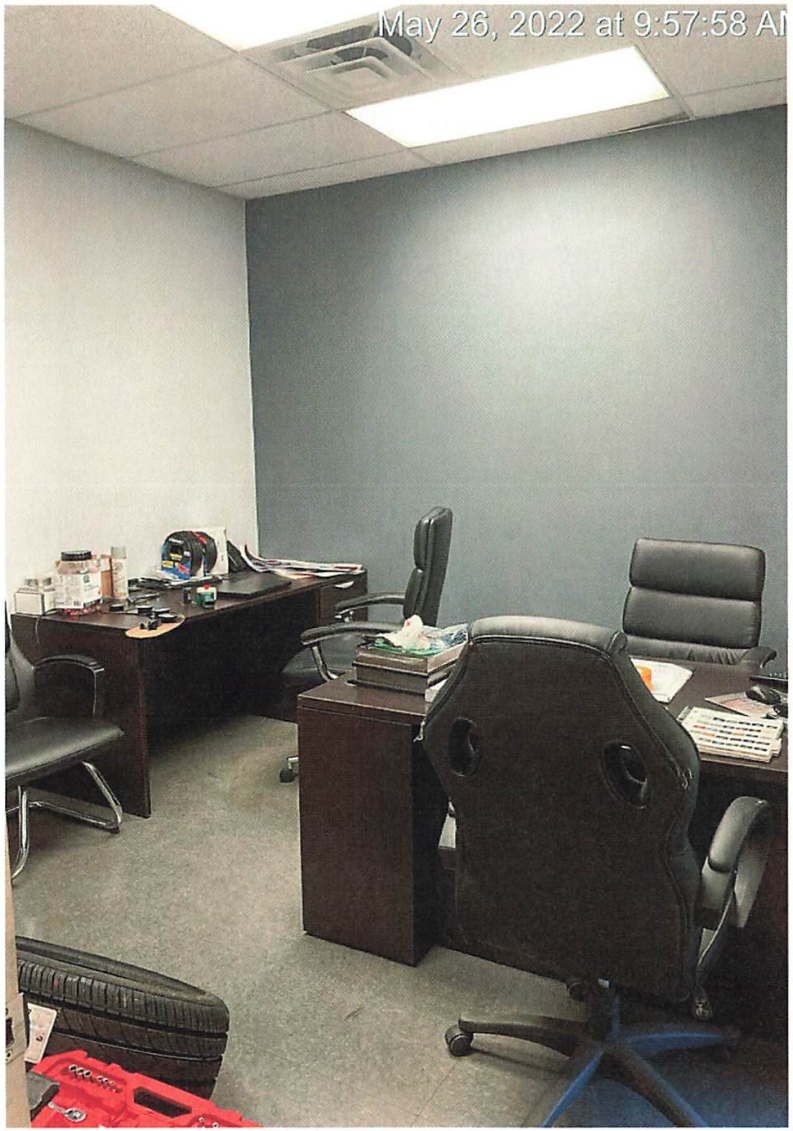
Notes/Means of Correction:

Building 1985 bay 1 is operating without a business tax receipt. Obtain a business tax receipt in order to operate

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.

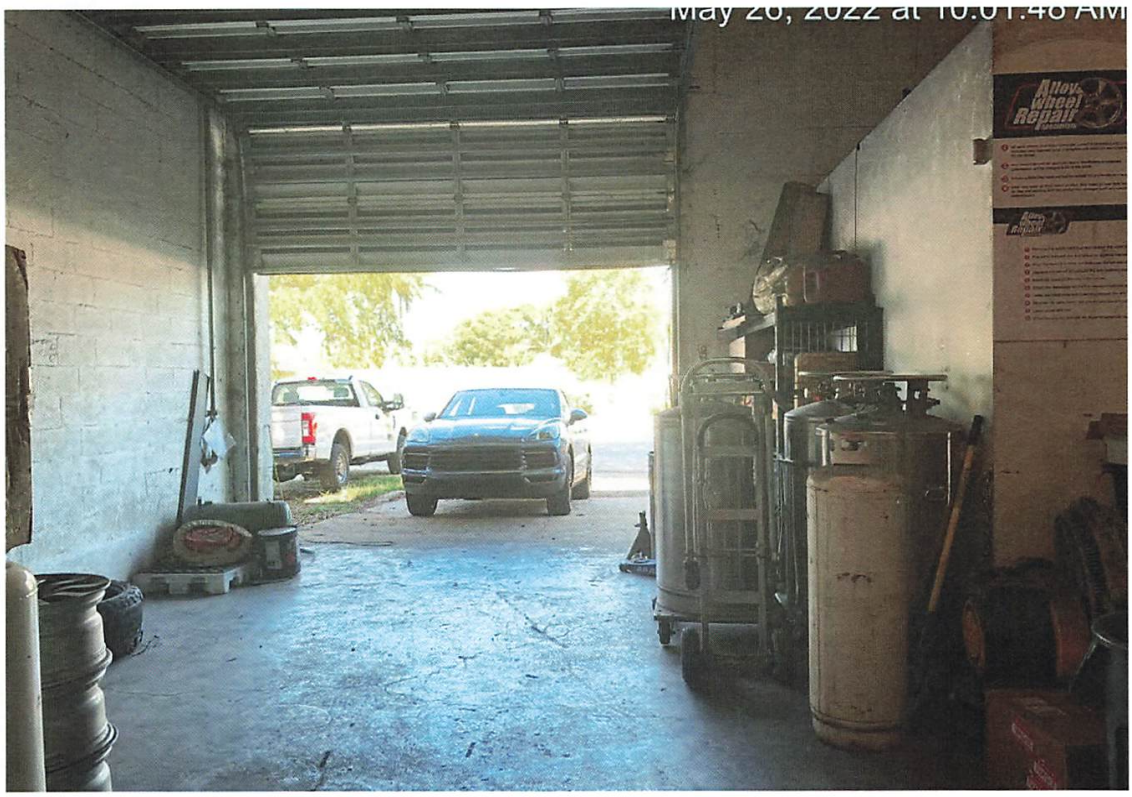
Erik Richwagen
Code Enforcement Officer


May 26, 2022 at 9:57:58 AM

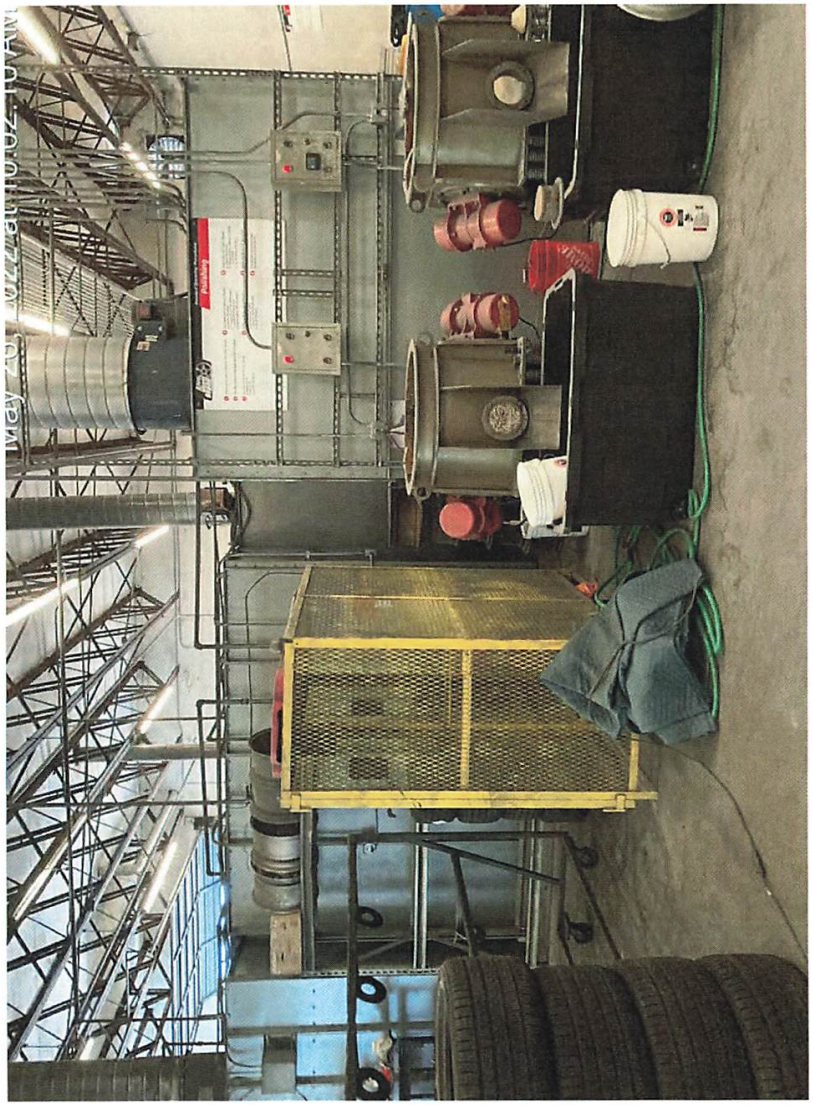

May 26, 2022 at 9:58:03 AM



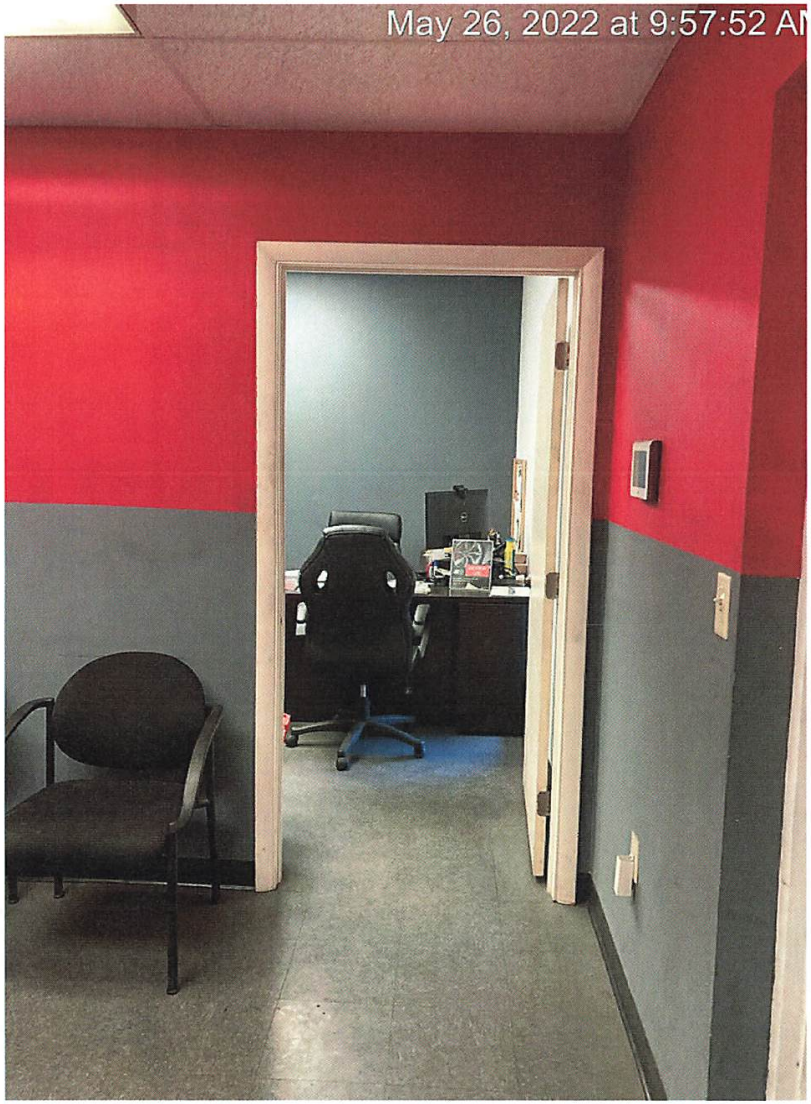



May 26, 2022 at 10:01:48 AM
Alloy Wheel Repair


Alloy Wheel Repair
Check-in Process
Check-out Process
Dismounting & Labeling
Mount & Balance




May 26, 2022 at 9:56:42 AM
Alloy wheel Repair specialists
954.200.2714
1985
Assistance
00-2714
1
Alloy wheel Repair specialists
954-200-2714


May 26, 2022 at 9:57:52 AM



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

* 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*	$421,690	$4,143,770	$4,565,460	$3,768,490	
2021	$421,690	$3,448,580	$3,870,270	$3,425,900	$76,544.18
2020	$421,690	$2,992,370	$3,414,060	$3,114,460	$69,164.60

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,565,460	$4,565,460	$4,565,460	$4,565,460
Portability	0	0	0	0
Assessed/SOH	$3,768,490	$4,565,460	$3,768,490	$3,768,490
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	$3,768,490	$4,565,460	$3,768,490	$3,768,490

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
PARK 31ST CORP.

Filing Information

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

Principal Address

1812 S.W. 31ST. AVE.
PEMBROKE PARK, FL 33009

Changed: 04/20/2011

Mailing Address

1812 S.W. 31ST. AVE.
PEMBROKE PARK, FL 33009

Changed: 04/20/2011

Registered Agent Name & Address

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

Name Changed: 02/13/2008

Address Changed: 02/19/2007

Officer/Director Detail

Name & Address

Title PRES

KELSEY, CHARLES MJR.

1812 S.W. 31 AVE.
PEMBROKE PARK, FL 33009

Title VP

KELSEY, CHARLES MIII
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Title SEC, VP

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

Title TREA

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

Annual Reports

Report Year	Filed Date
2020	03/31/2020
2021	02/05/2021
2022	03/22/2022

Document Images

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04/20/2011 -- ANNUAL REPORT	View image in PDF format
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02/19/2007 -- ANNUAL REPORT	View image in PDF format
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04/27/2005 -- ANNUAL REPORT	View image in PDF format
04/27/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format

05/09/2002 -- ANNUAL REPORT	View image in PDF format
04/25/2001 -- ANNUAL REPORT	View image in PDF format
04/29/2000 -- ANNUAL REPORT	View image in PDF format
05/04/1999 -- ANNUAL REPORT	View image in PDF format
04/29/1998 -- ANNUAL REPORT	View image in PDF format
08/27/1997 -- REINSTATEMENT	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-7152

Kelsey, Angela M
1812 SW 31ST AVenue
Pembroke Park, FL 33009

Hasler FIRST CLASS MAIL
06/01/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

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

NoV-7152

Hasler FIRST CLASS MAIL
06/01/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:
PARK 31ST CORP
1985 S PARK RD #1
PEMBROKE PARK, FL 33009

Case #
7152

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

NoV-7152

Park 31ST Corp
1975 S Park Road
Pembroke Park, FL 33009

Hasler
06/01/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARK 31ST CORP	1985 S PARK RD #3 PEMBROKE PARK, FL 33009	1975 S PARK RD, PEMBROKE PARK, FL 33009 #3

Legal Description

Case Status Open **Case #** 7153 **Date Next Inspection** 8/17/2022

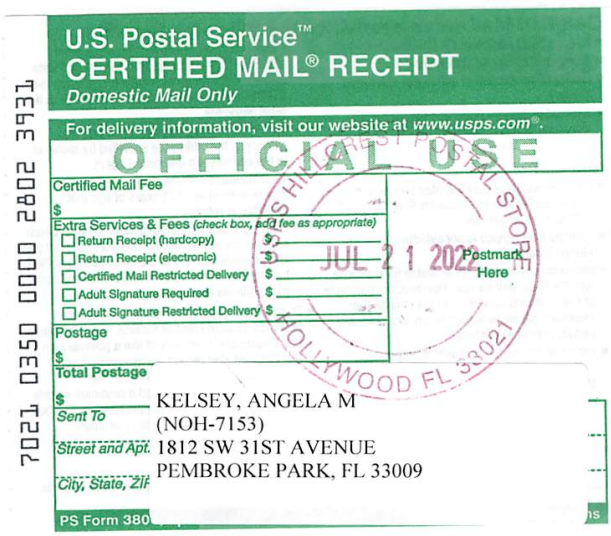
Notes Building 1985 bay 3 is operating without a business tax receipt. Obtain a business tax receipt in order to operate

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/27/2022		Notice of Violation	Regular Mail
7/19/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 8/17/2022



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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage
$
Sent To KELSEY, ANGELA M
(NOH-7153)
Street and Apt. 1812 SW 31ST AVENUE
City, State, ZIP PEMBROKE PARK, FL 33009

JUL 21 2022 Postmark Here

HOLLYWOOD FL 33021

PS Form 380

7021 0350 0000 2802 3931



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

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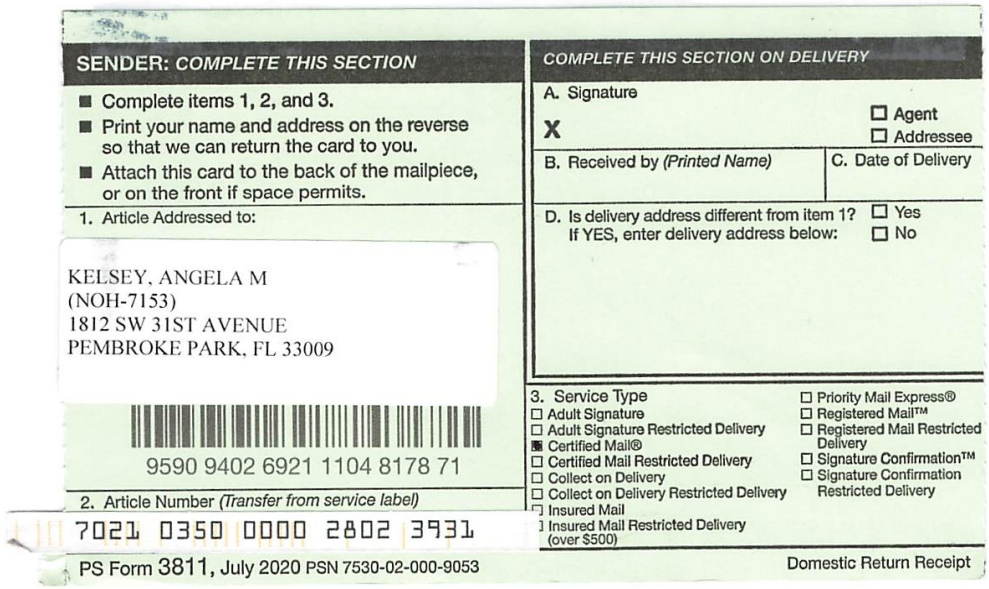
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage
$
Sent To PARK 31ST CORP
(NOH-7153)
Street and Apt. 1975-1985 S PARK RD #3
City, State, ZIP PEMBROKE PARK FL 33009

Postmark Here

HOLLYWOOD FL 33021

PS Form 380

7021 0350 0000 2802 3924



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:

KELSEY, ANGELA M
(NOH-7153)
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 8178 71

2. Article Number (Transfer from service label)
7021 0350 0000 2802 3931

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARK 31ST CORP CASE NO. 7153

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1975-1985 S PARK RD, PEMBROKE PARK, FL 33009 #3

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1975-1985 S PARK RD, PEMBROKE PARK, FL 33009 #3

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PARK 31ST CORP AT 10:15 A.M. ON THE 22 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.

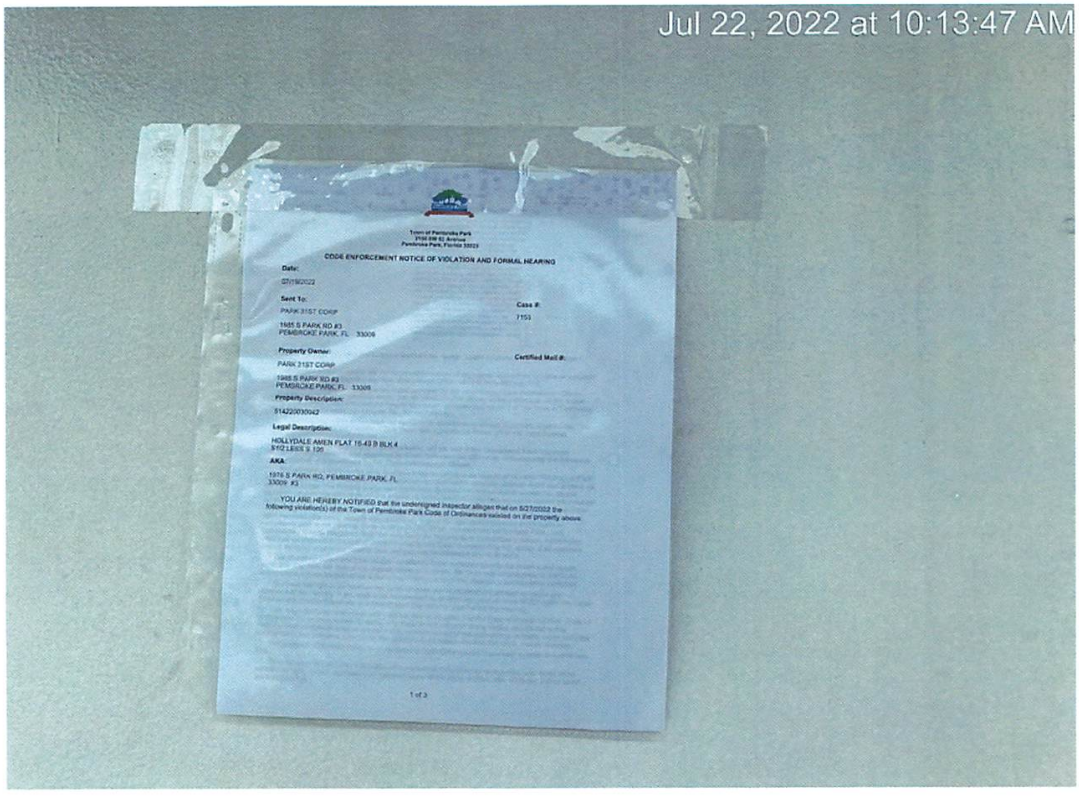
Erik Richwagen
AFFIANT

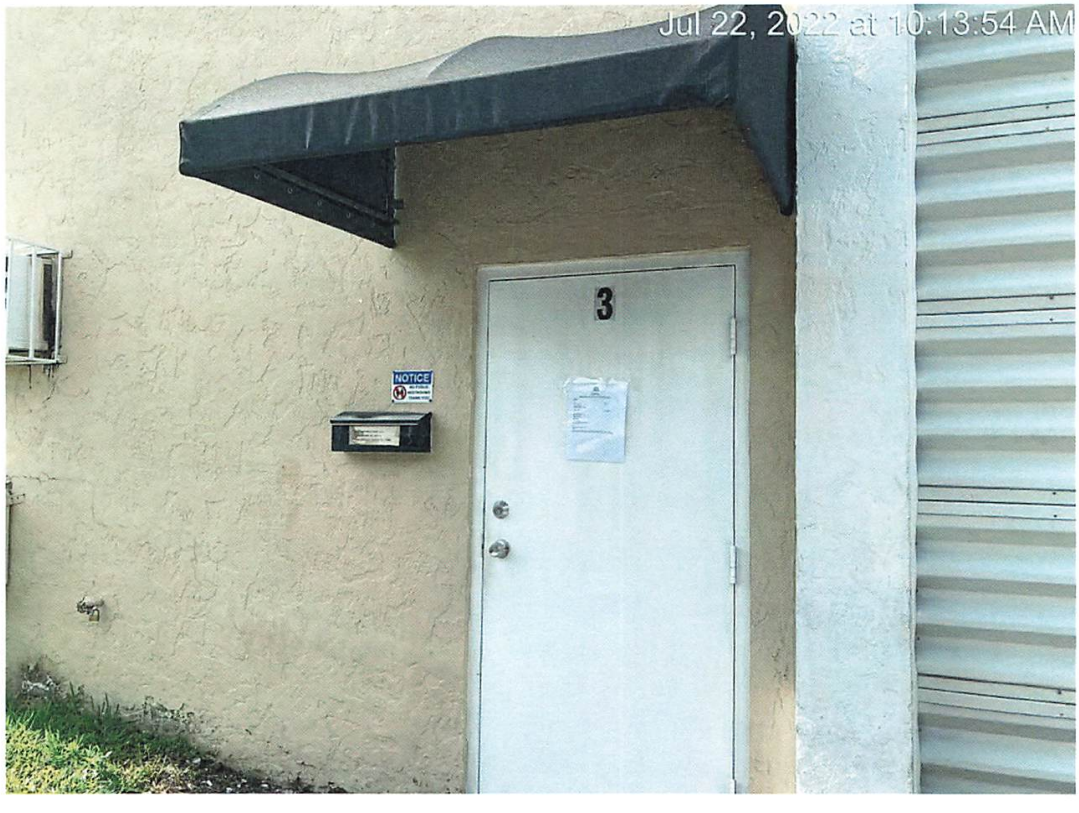
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of August 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

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 22, 2022 at 10:13:47 AM
Town of Pembroke Park
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
Sent To:
Case #:
Property Owner:
Certified Mail #:
Property Description:
Legal Description:
AKA:
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above.
1 of 3


Jul 22, 2022 at 10:13:54 AM
3
NOTICE

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/19/2022

Sent To:

PARK 31ST CORP

1985 S PARK RD #3
PEMBROKE PARK, FL 33009

Case #:

7153

Property Owner:

PARK 31ST CORP

1985 S PARK RD #3
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220030042

Legal Description:

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

AKA:

1975 S PARK RD, PEMBROKE PARK, FL
33009 #3

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/27/2022 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	31

Building 1985 bay 3 is operating without a business tax receipt. Obtain a business tax receipt in order to operate

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/19/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PARK 31ST CORP 1985 S PARK RD #3 PEMBROKE PARK, FL 33009	7153	05/27/2022

Property Owner:	Property Description:	Certified Mail #:
PARK 31ST CORP 1985 S PARK RD #3 PEMBROKE PARK, FL 33009	514220030042	

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 4 S1/2 LESS S 100	1975 S PARK RD, PEMBROKE PARK, FL 33009 #3

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/27/2022 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	31

Notes/Means of Correction:

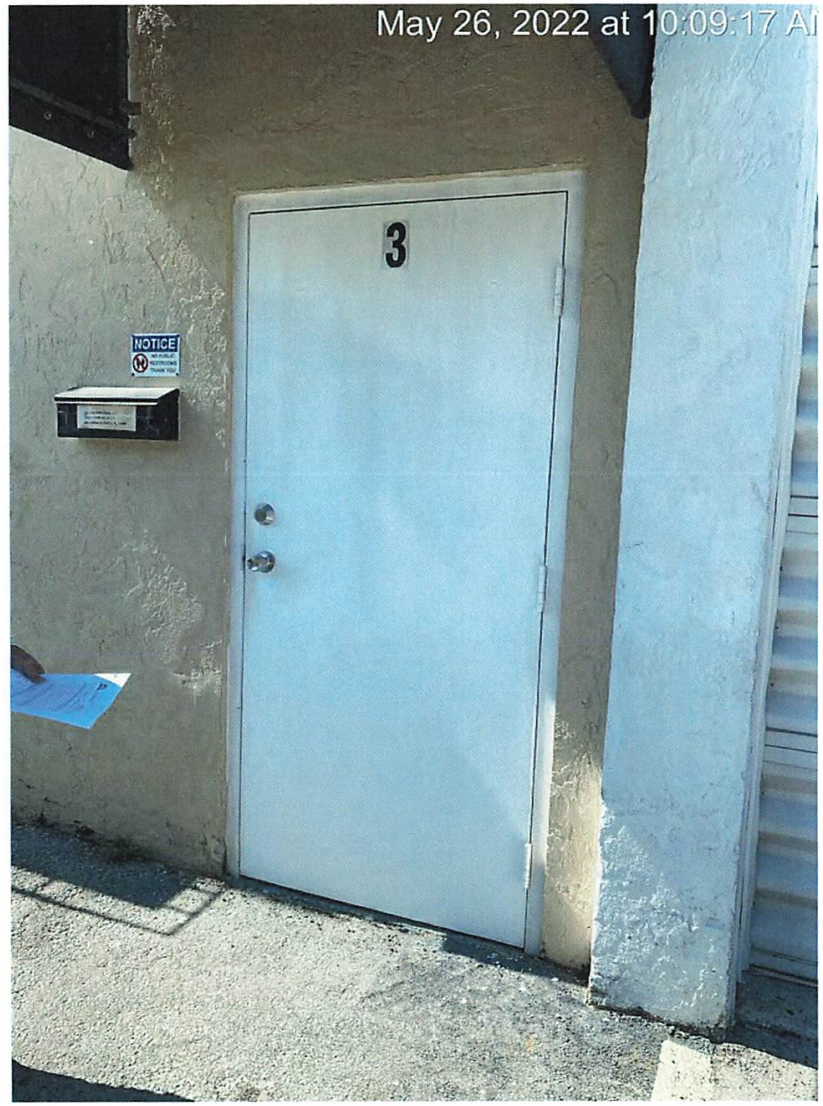
Building 1985 bay 3 is operating without a business tax receipt. Obtain a business tax receipt in order to operate

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


May 26, 2022 at 9:55:21 AM
1985
2
1985-2-ONLY


May 26, 2022 at 10:09:17 AM
3
NOTICE


May 17, 2022 at 2:34:17 P
COMP
CLU
SMAL
TR
AIR
AUTO



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

* 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*	$421,690	$4,143,770	$4,565,460	$3,768,490	
2021	$421,690	$3,448,580	$3,870,270	$3,425,900	$76,544.18
2020	$421,690	$2,992,370	$3,414,060	$3,114,460	$69,164.60

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,565,460	$4,565,460	$4,565,460	$4,565,460
Portability	0	0	0	0
Assessed/SOH	$3,768,490	$4,565,460	$3,768,490	$3,768,490
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	$3,768,490	$4,565,460	$3,768,490	$3,768,490

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
PARK 31ST CORP.

Filing Information

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

Principal Address

1812 S.W. 31ST. AVE.
PEMBROKE PARK, FL 33009

Changed: 04/20/2011

Mailing Address

1812 S.W. 31ST. AVE.
PEMBROKE PARK, FL 33009

Changed: 04/20/2011

Registered Agent Name & Address

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

Name Changed: 02/13/2008

Address Changed: 02/19/2007

Officer/Director Detail

Name & Address

Title PRES

KELSEY, CHARLES MJR.

1812 S.W. 31 AVE.
PEMBROKE PARK, FL 33009

Title VP

KELSEY, CHARLES MIII
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Title SEC, VP

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

Title TREA

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

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08/27/1997 -- REINSTATEMENT	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-7153

Park 31ST Corp
1975 S Park Road
Pembroke Park, FL 33009

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06/01/2022
US POSTAGE $000.53⁰
ZIP 33023
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TOWN OF PEMBROKE PARK
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NoV-7153

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Sent To:

PARK 31ST CORP

1985 S PARK RD #3
PEMBROKE PARK, FL 33009

Case #:

7153

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

NoV-7153

Kelsey, Angela M
1812 SW 31ST AVenue
Pembroke Park, FL 33009

Hasler FIRST CLASS MAIL
06/01/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Case Overview

Property/Incident Information

Owner	Address	Site Address
SAWS INC	3740 SW 47 AVE PEMBROKE PARK, FL 33023	2690 S PARK RD, PEMBROKE PARK, FL 33009 #10

Legal Description

Case Status Open **Case #** 7154 **Date Next Inspection** 8/17/2022

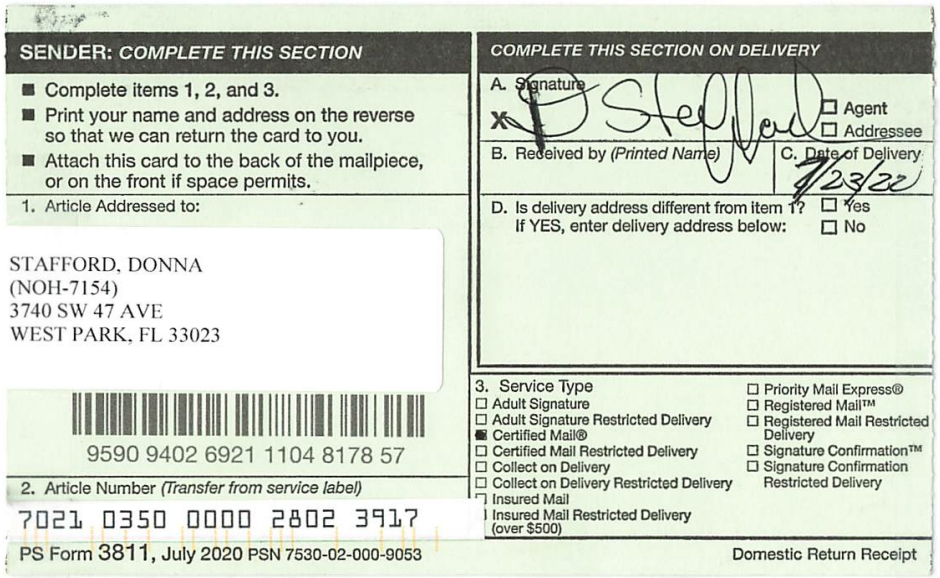
Notes BAY 10 is operating without a business tax receipt. Obtain a business tax receipt in order to operate

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/27/2022		Notice of Violation	Regular Mail
7/19/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 8/17/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 8/17/2022



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:

STAFFORD, DONNA
(NOH-7154)
3740 SW 47 AVE
WEST PARK, FL 33023

9590 9402 6921 1104 8178 57

2. Article Number (Transfer from service label)

7021 0350 0000 2802 3917

COMPLETE THIS SECTION ON DELIVERY

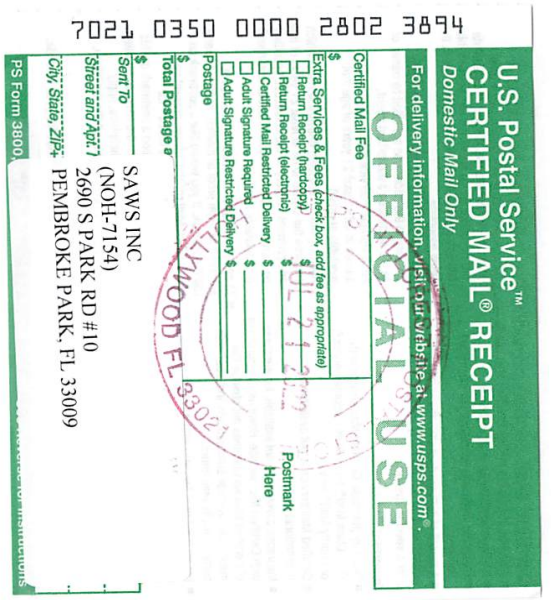
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 7/23/22

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



7021 0350 0000 2802 3894

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.: 2690 S PARK RD #10
City, State, ZIP+4: PEMBROKE PARK, FL 33009

Postmark Here

HOLLYWOOD FL 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:

SAWS INC
(NOH-7154)
3740 SW 47 AVE
PEMBROKE PARK FL 33023

9590 9402 6921 1104 8178 40

2. Article Number (Transfer from service label)

7021 0350 0000 2802 3900

COMPLETE THIS SECTION ON DELIVERY

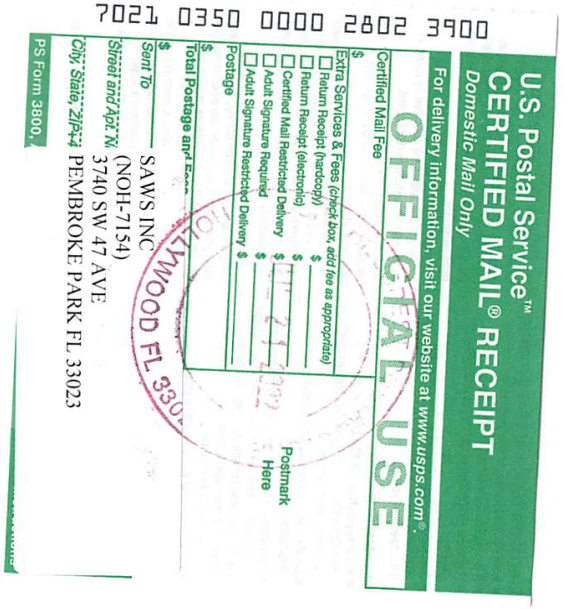
A. Signature
X [signature] ☐ Agent ☐ Addressee

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

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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 0000 2802 3900

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.: 3740 SW 47 AVE
City, State, ZIP+4: PEMBROKE PARK FL 33023

Postmark Here

HOLLYWOOD FL 330

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

SAWS INC CASE NO. 7154

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2690 S PARK RD, PEMBROKE PARK, FL 33009 #10

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2690 S PARK RD, PEMBROKE PARK, FL 33009 #10

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: SAWS INC AT 9:53 A.M. ON THE 22 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.

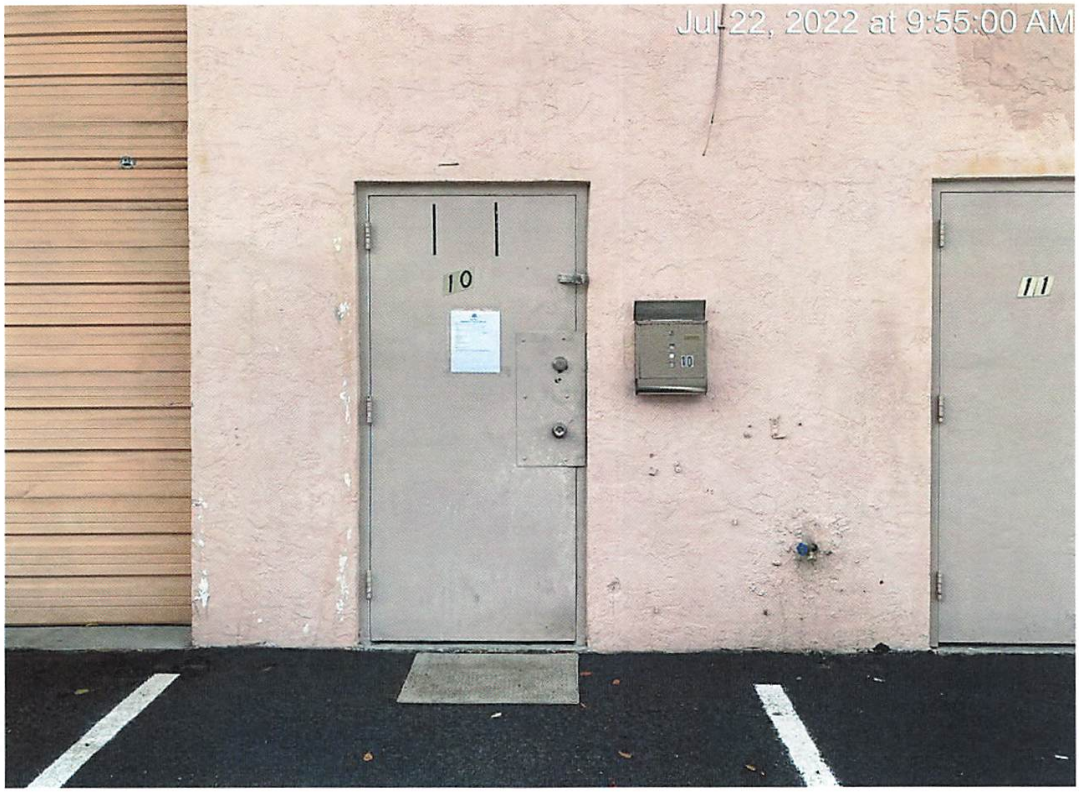
Erik Richwagen
AFFIANT

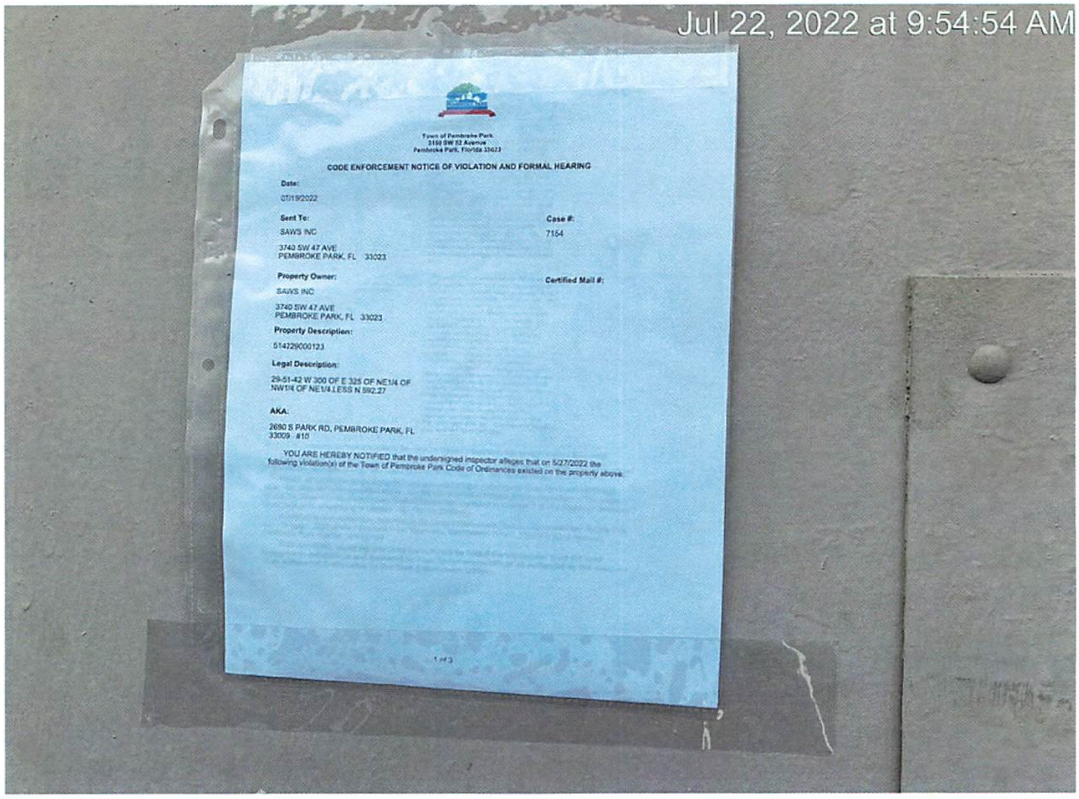
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16 day of August 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

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 22, 2022 at 9:55:00 AM
10
10
11


Jul 22, 2022 at 9:54:54 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
07/19/2022
Sent To:
SAWS INC
3740 SW 47 AVE
PEMBROKE PARK, FL 33023
Case #:
7154
Property Owner:
SAWS INC
3740 SW 47 AVE
PEMBROKE PARK, FL 33023
Certified Mail #:
Property Description:
514229000123
Legal Description:
29-51-42 W 300 OF E 325 OF NE1/4 OF NW1/4 OF NE1/4,LESS N 992.27
AKA:
2690 S PARK RD, PEMBROKE PARK, FL 33009 #10
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/27/2022 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 VIOLATION AND FORMAL HEARING

Date:

07/19/2022

Sent To:

SAWS INC

3740 SW 47 AVE
PEMBROKE PARK, FL 33023

Case #:

7154

Property Owner:

SAWS INC

3740 SW 47 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514229000123

Legal Description:

29-51-42 W 300 OF E 325 OF NE1/4 OF
NW1/4 OF NE1/4,LESS N 592.27

AKA:

2690 S PARK RD, PEMBROKE PARK, FL
33009 #10

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/27/2022 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	31
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	31

BAY 10 is operating without a business tax receipt. Obtain a business tax receipt in order to operate

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/19/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
SAWS INC 3740 SW 47 AVE PEMBROKE PARK, FL 33023	7154	05/27/2022

Property Owner:	Property Description:	Certified Mail #:
SAWS INC 3740 SW 47 AVE PEMBROKE PARK, FL 33023	514229000123	

Legal Description:	AKA:
29-51-42 W 300 OF E 325 OF NE1/4 OF NW1/4 OF NE1/4,LESS N 592.27	2690 S PARK RD, PEMBROKE PARK, FL 33009 #10

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/27/2022 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	31

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Notes/Means of Correction:

BAY 10 is operating without a business tax receipt. Obtain a business tax receipt in order to operate

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


May 26, 2022 at 10:17:35 AM
10
11
10



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2690 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0123
Property Owner	SAWS INC	Millage	0613
Mailing Address	3740 SW 47 AVE PEMBROKE PARK FL 33023	Use	48-01
Abbr Legal Description	29-51-42 W 300 OF E 325 OF NE1/4 OF NW1/4 OF NE1/4,LESS N 592.27		

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*	$173,800	$1,071,320	$1,245,120	$1,138,410	
2021	$173,800	$971,790	$1,145,590	$1,034,920	$22,970.70
2020	$173,800	$812,550	$986,350	$940,840	$20,601.09

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,245,120	$1,245,120	$1,245,120	$1,245,120
Portability	0	0	0	0
Assessed/SOH	$1,138,410	$1,245,120	$1,138,410	$1,138,410
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	$1,138,410	$1,245,120	$1,138,410	$1,138,410

Sales History

Date	Type	Price	Book/Page or CIN
10/1/1978	WD	$50,000	7849 / 837

Land Calculations

Price	Factor	Type
$304,920	0.57	AC
Adj. Bldg. S.F. (Card, Sketch)		11246
Eff./Act. Year Built: 1982/1981		

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
SAWS, INCORPORATED.

Filing Information

Document Number	590657
FEI/EIN Number	59-1881375
Date Filed	10/20/1978
State	FL
Status	ACTIVE

Principal Address

3740 SW 47 AVE
WEST PARK, FL 33023

Changed: 01/16/2008

Mailing Address

3740 SW 47 AVE
WEST PARK, FL 33023

Changed: 01/16/2008

Registered Agent Name & Address

STAFFORD, DONNA
3740 SW 47 AVE
WEST PARK, FL 33023

Name Changed: 04/05/2019

Address Changed: 01/16/2008

Officer/Director Detail

Name & Address

Title PSD

STAFFORD, DONNA
2690 SOUTH PARK ROAD
HALLANDALE, FL 33009

Annual Reports

Report Year	Filed Date
2020	01/20/2020
2021	01/29/2021
2022	01/31/2022

Document Images

01/31/2022 -- ANNUAL REPORT	View image in PDF format
01/29/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
01/31/2018 -- ANNUAL REPORT	View image in PDF format
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03/09/2016 -- ANNUAL REPORT	View image in PDF format
02/13/2015 -- ANNUAL REPORT	View image in PDF format
01/07/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/08/2010 -- ANNUAL REPORT	View image in PDF format
01/16/2009 -- ANNUAL REPORT	View image in PDF format
01/16/2008 -- ANNUAL REPORT	View image in PDF format
01/17/2007 -- ANNUAL REPORT	View image in PDF format
01/21/2006 -- ANNUAL REPORT	View image in PDF format
03/13/2005 -- ANNUAL REPORT	View image in PDF format
03/09/2004 -- ANNUAL REPORT	View image in PDF format
01/09/2003 -- ANNUAL REPORT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
03/27/2001 -- ANNUAL REPORT	View image in PDF format
07/18/2000 -- ANNUAL REPORT	View image in PDF format
01/29/1999 -- ANNUAL REPORT	View image in PDF format
01/21/1998 -- ANNUAL REPORT	View image in PDF format
03/07/1997 -- ANNUAL REPORT	View image in PDF format
01/23/1996 -- ANNUAL REPORT	View image in PDF format
02/20/1995 -- 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-7154

SAWS INC
2690 S Park Road #10
Pembroke Park, FL 33009

Hasler FIRST-CLASS MAIL
06/01/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7154

Hasler FIRST-CLASS MAIL
06/01/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:
SAWS INC
3740 SW 47 AVE
PEMBROKE PARK, FL 33023

Case #:
7154

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7154

Stafford, Donna
3740 SW 47 Ave
West Park, FL 33023

Hasler FIRST CLASS MAIL
06/01/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Case Overview

Property/Incident Information

Owner	Address	Site Address
BAM MHC LLC/ROBERT ROBITAILLE	302 KNIGHTS RUN AVE #1108 TAMPA, FL 33602	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2312 CHARLES RD

Legal Description

Case Status Open **Case #** 7071 **Date Next Inspection** 8/17/2022

Notes

There is an addition that has been added onto this property without a permit. Obtain plans and inspections for permits
There is a shed that has been installed without a permit. Obtain plans and inspections for permits
There is exterior discoloration on this property. Pressure wash and remove all discoloration
There is wood that that been placed over a window. Remove the wood from the window
Double permit fees assessed
Contact the building department (954) 966-4600 EXT 182

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/12/2022		Notice of Violation	Posted to Property
7/22/2022	8/17/2022	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: 8/17/2022
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: 8/17/2022
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: 8/17/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/22/2022

Sent To:

BAM MHC LLC/ROBERT ROBITAILLE

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

Case #:

7071

Property Owner:

BAM MHC LLC/ROBERT ROBITAILLE

302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602

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 #2312 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.	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

There is an addition that has been added onto this property without a permit. Obtain plans and inspections for permits
There is a shed that has been installed without a permit. Obtain plans and inspections for permits
There is exterior discoloration on this property. Pressure wash and remove all discoloration
There is wood that that been placed over a window. Remove the wood from the window
Double permit fees assessed
Contact the building department (954) 966-4600 EXT 182

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/22/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ROBERT ROBITAILLE CASE NO. 7071

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2312 CHARLES RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2312 CHARLES RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: ROBERT ROBITAILLE AT 1:40 P.M. ON THE 22 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

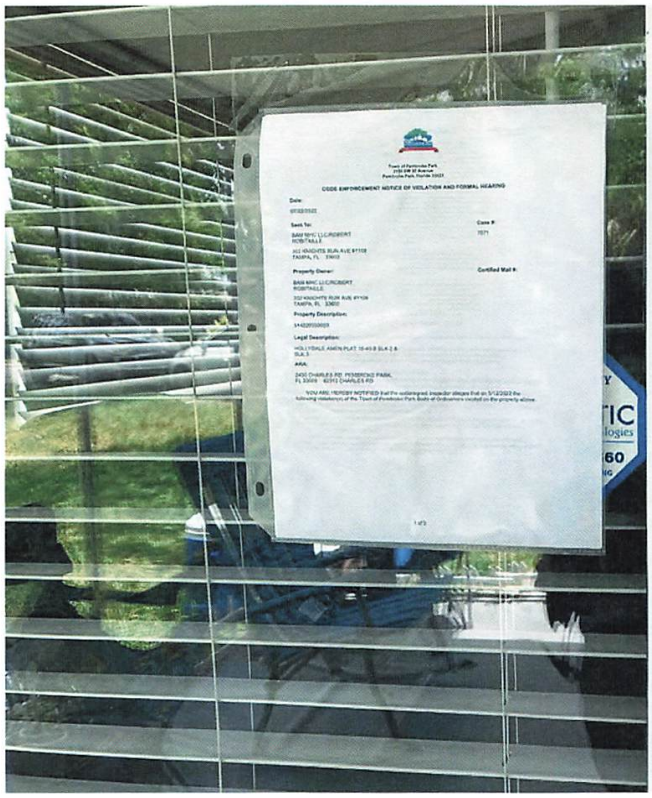
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 16 day of August 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

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 _____




CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING





7021 1970 0000 4565 7329

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

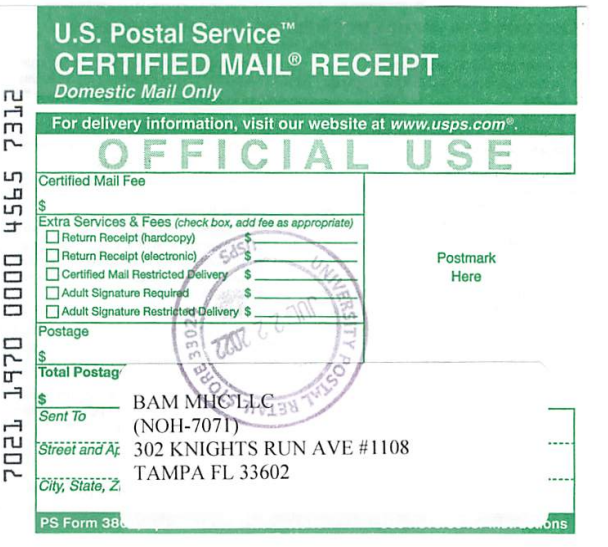
For delivery information, visit our website at www.usps.com®.

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
$
Sent To NRAI SERVICES, INC.
(NOH-7071)
Street and A 1200 SOUTH PINE ISLAND ROAD
City, State, PLANTATION, FL 33324

Postmark Here

PS Form 38 ions



7021 1970 0000 4565 7312

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

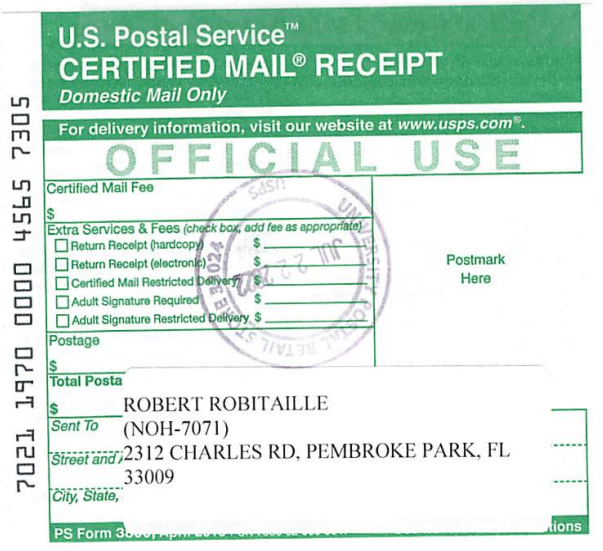
For delivery information, visit our website at www.usps.com®.

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
$
Sent To BAM MHCLLC
(NOH-7071)
Street and Ap 302 KNIGHTS RUN AVE #1108
City, State, Z TAMPA FL 33602

Postmark Here

PS Form 38 ions



7021 1970 0000 4565 7305

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

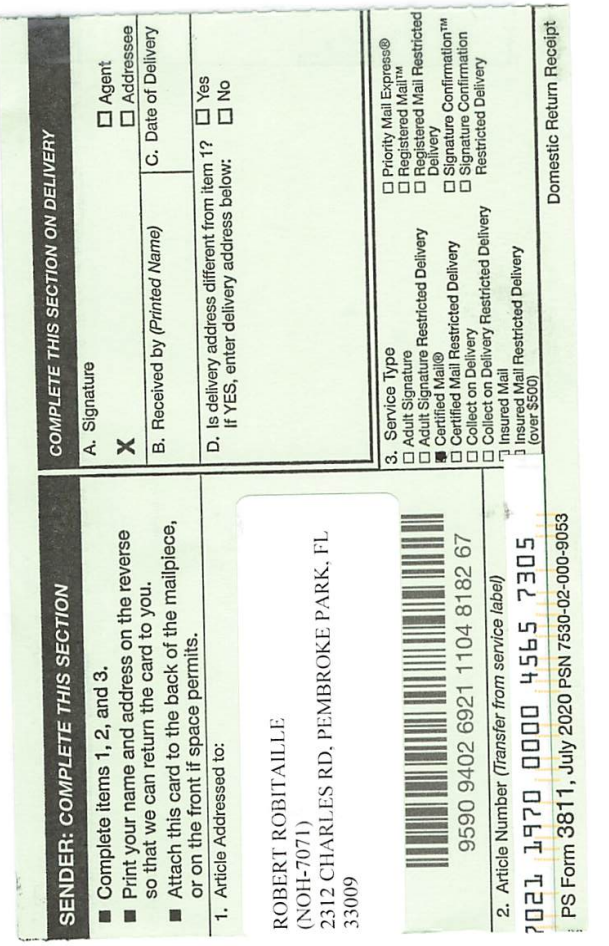
For delivery information, visit our website at www.usps.com®.

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 Posta
$
Sent To ROBERT ROBITAILLE
(NOH-7071)
Street and 2312 CHARLES RD, PEMBROKE PARK, FL
City, State, 33009

Postmark Here

PS Form 3 ions



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:

ROBERT ROBITAILLE
(NOH-7071)
2312 CHARLES RD, 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
if YES, enter delivery address below: ☐ No

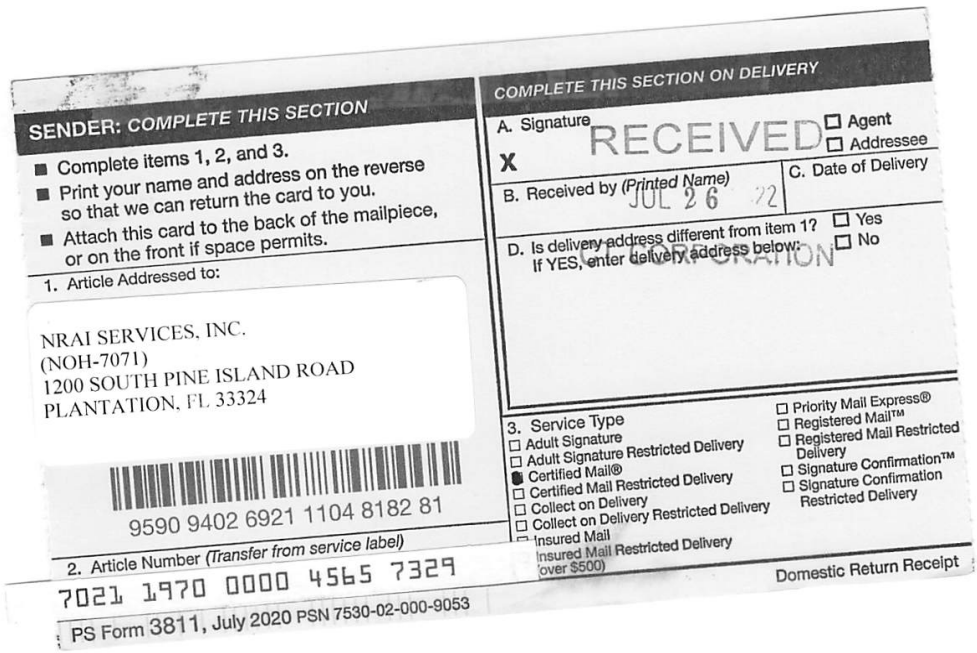
3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

9590 9402 6921 1104 8182 67

2. Article Number (Transfer from service label)
7021 1970 0000 4565 7305

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:

NRAI SERVICES, INC.
(NOH-7071)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 6921 1104 8182 81

2. Article Number (Transfer from service label)
7021 1970 0000 4565 7329

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

RECEIVED
JUL 26 '22

☐ 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

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 ROBITAILLE 302 KNIGHTS RUN AVE #1108 TAMPA, FL 33602	7071	05/12/2022

Property Owner:	Property Description:	Certified Mail #:
BAM MHC LLC/ROBERT ROBITAILLE 302 KNIGHTS RUN AVE #1108 TAMPA, FL 33602	514220030020	

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2312 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.	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:

There is an addition that has been added onto this property without a permit. Obtain plans and inspections for permits
There is a shed that has been installed without a permit. Obtain plans and inspections for permits
There is exterior discoloration on this property. Pressure wash and remove all discoloration
There is wood that that been placed over a window. Remove the wood from the window
Double permit fees assessed
Contact the building department (954) 966-4600 EXT 182

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

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 _____ Date 04/29/2022

Site Address 2312 Charles RD Pembroke Park, FL Case # _____

Sub/Park _____

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)
Addition, Shed installed W/o Permit
Exterior maintenance, Wood Covering window

Corrective Action(s)
Obtain Plans and inspections for Permits
Remove exterior discoloration, Remove Wood from Window

☒ 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

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


04/28/2022 09:29


2312
04/28/2022 09:28


04/28/2022 09:28


04/28/2022 09:29



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

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

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

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 #** 7222 **Date Next Inspection** 8/17/2022

Notes 1. Demolition of structures without of a Building permit for Lot 250. Obtain demolition permit for all structure that were removed.
2.Double permit fee assessed

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/1/2022		Notice of Violation	Regular Mail
7/19/2022	8/17/2022	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(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: 8/17/2022
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: 8/17/2022
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: 8/17/2022
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: 8/17/2022

7021 0350 0000 2802 3818

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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$
Sent To
TRINITY BROADCASTING OF FL INC
(NOH-7222)
Street and Apt. N 4302 HOLLYWOOD BLVD
City, State, ZIP+ HOLLYWOOD FL 33021-6635
PS Form 3800,

USPS HILLSTORE HOLLYWOOD FL 33021 JUL 21 2022 Postmark Here

7021 0350 0000 2802 3801

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☐ 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
TRINITY BROADCASTING OF FL INC
(NOH-7222)
Street and Apt. 3300 PEMBROKE RD,
City, State, ZIP+ PEMBROKE PARK, FL 33021
PS Form 3800,

USPS HILLSTORE HOLLYWOOD FL 33021 JUL 21 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:

TRINITY BROADCASTING OF FL INC
(NOH-7222)
3300 PEMBROKE RD,
PEMBROKE PARK, FL 33021

9590 9402 6921 1104 8177 41

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 3801

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* MEC

C. Date of Delivery 7/23/22

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

G19

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

7021 0350 0000 2802 3825

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 an
$
Sent To
EVERETT, MICHAEL
(NOH-7222)
Street and Apt. N 4655 VINELAND ROAD
City, State, ZIP+ ORLANDO, FL 32711
PS Form 3800,

USPS HILLSTORE HOLLYWOOD FL 33021 JUL 21 2022 Postmark Here

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC CASE NO. 7222

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3300 PEMBROKE RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 3300 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC AT 8:39 A.M. ON THE 22 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.

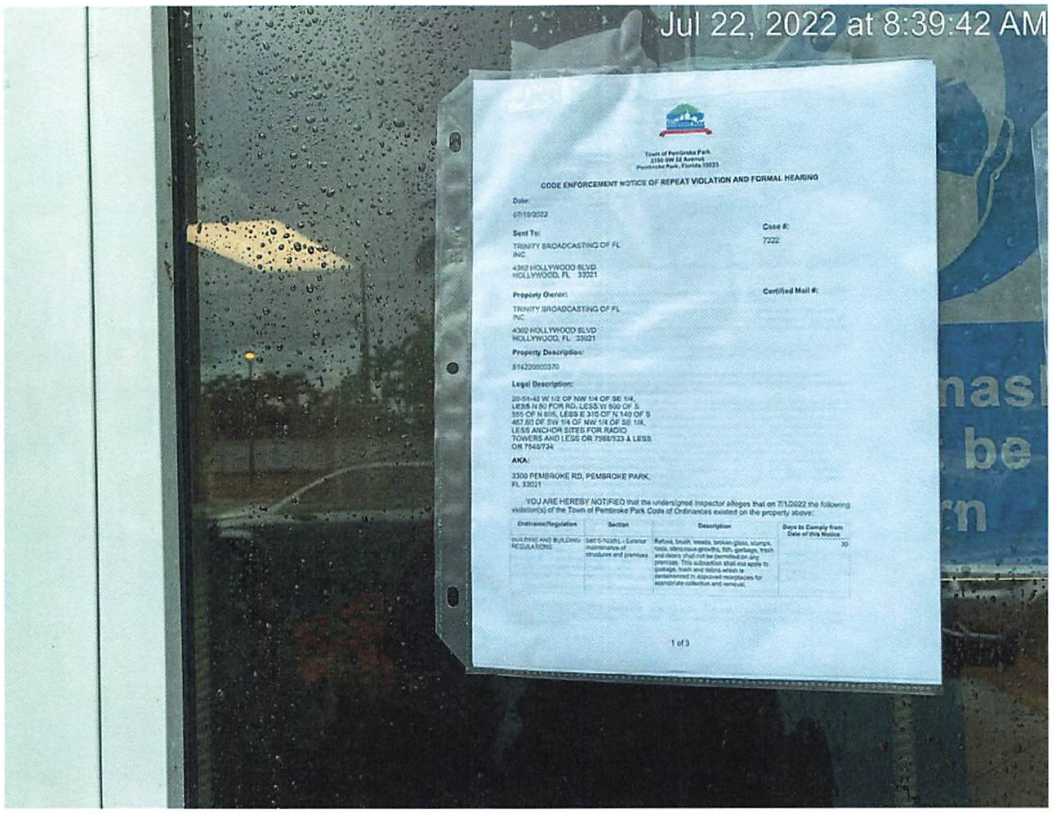
Erik Richwagen
AFFIANT

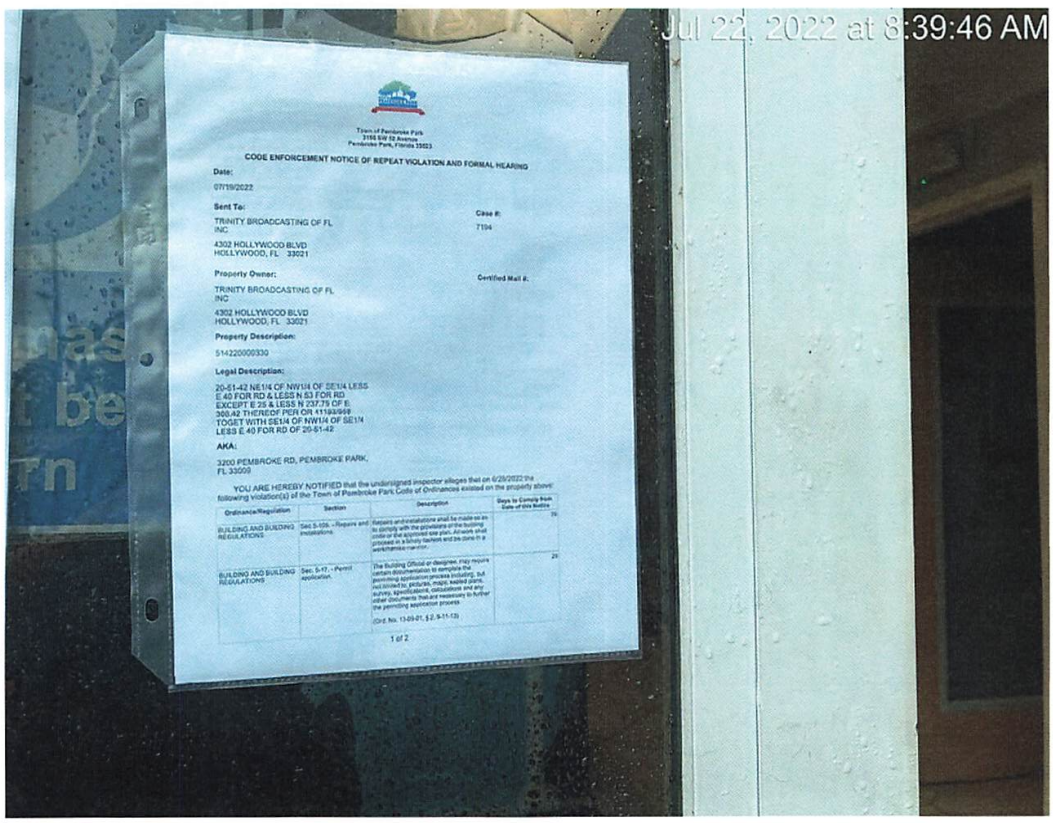
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 16 day of August 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

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 22, 2022 at 8:39:42 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
07/19/2022
Case #:
7222
Sent To:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Certified Mail #:
Property Owner:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Property Description:
514220000370
Legal Description:
20-51-42 W 1/2 OF NW 1/4 OF SE 1/4 LESS N 80 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 315 OF N 140 OF S 467.83 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 7643/734
AKA:
3300 PEMBROKE RD, PEMBROKE PARK, FL 33021
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/1/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103(L) - Exterior maintenance of structures and premises
Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growth, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is contained in approved receptacles for appropriate collection and removal.
30
1 of 3


Jul 22, 2022 at 8:39:46 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
07/19/2022
Case #:
7194
Sent To:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Certified Mail #:
Property Owner:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Property Description:
514220000330
Legal Description:
20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 300.42 THEREOF PER OR 4119/968 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42
AKA:
3200 PEMBROKE RD, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/29/2022 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)
25
1 of 2


Jul 22, 2022 at 8:39:56 AM
MAIL
3300
3300
Lakeside Park Estates
Pembroke Road
(954) 952-7400
Office Hours
Monday - Friday
9:00a.m. - 5:00pm
Saturday - Sunday
Closed
No Soliciting
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:

07/19/2022

Sent To:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

7222

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 7/1/2022 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(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(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)	47

1. Demolition of structures without of a Building permit for Lot 250. 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 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

7/19/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
TRINITY BROADCASTING OF FL INC Respondent(s)

Case No.: 7160

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ___ NO X

SUBJECT REAL PROPERTY: 3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

PROPERTY OWNER: TRINITY BROADCASTING OF FL INC

FOLIO NO.: 5142 20 00 0370

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 5-2(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) 5-105; 5-17 and 5-2(a) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500 — PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of July, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

7222

Date:

07/01/2022

Property Owner:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Property Description:

514220000370

Certified Mail #:

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 7/1/2022 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(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(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

Notes/Means of Correction:

1. Demolition of structures without of a Building permit for Lot 250. Obtain demolition permit for all structure that were removed.
2.Double permit fee assessed

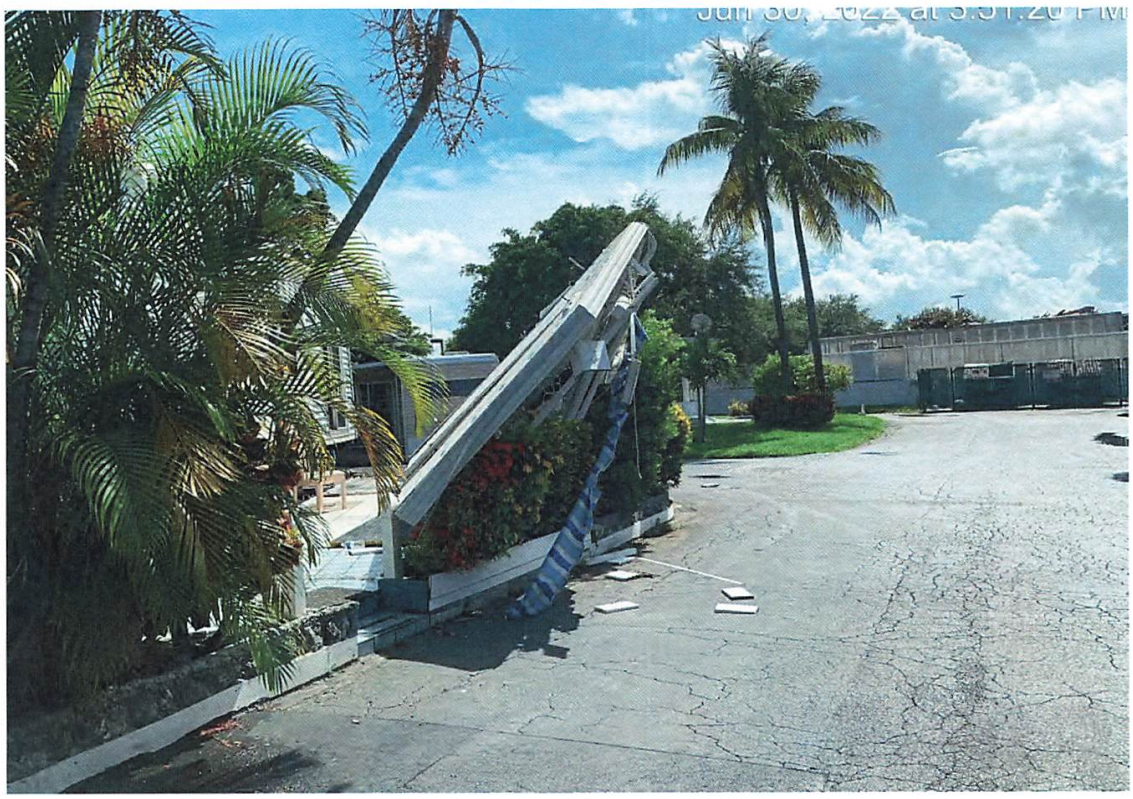
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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.

Erik Richwagen
Code Enforcement Officer


TROPHY








250
250



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

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

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-7222

Hasler FIRST CLASS MAIL
07/11/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

7222

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7222

Trinity Broadcasting of FL INc
3300 Pembroke Road
Pembroke Park, FL 33021

Hasler FIRST-CLASS MAIL
07/11/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7222

EVERETT, Michael
4655 Vineland Road
Orlando, FL 32711

Hasler FIRST-CLASS MAIL
07/11/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Case Overview

Property/Incident Information

Owner	Address	Site Address
TRINITY BROADCASTING OF FL INC	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	3200 PEMBROKE RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 7194 **Date Next Inspection** 8/17/2022

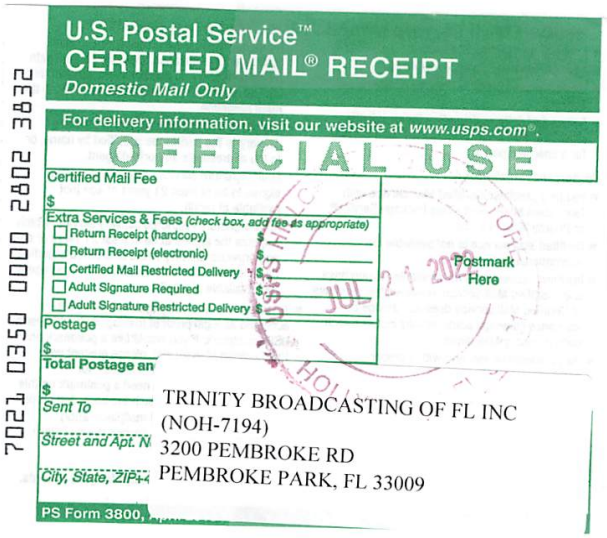
Notes 1. Demolition of structures without of a Building permit for Lot 49, 701, 703 and 705. Obtain demolition permit for all structures that were removed.
2.Double permit fee assessed

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/28/2022		Notice of Violation	Regular Mail
7/19/2022	8/17/2022	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: 8/17/2022
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: 8/17/2022



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- ☐ Adult Signature Restricted Delivery $

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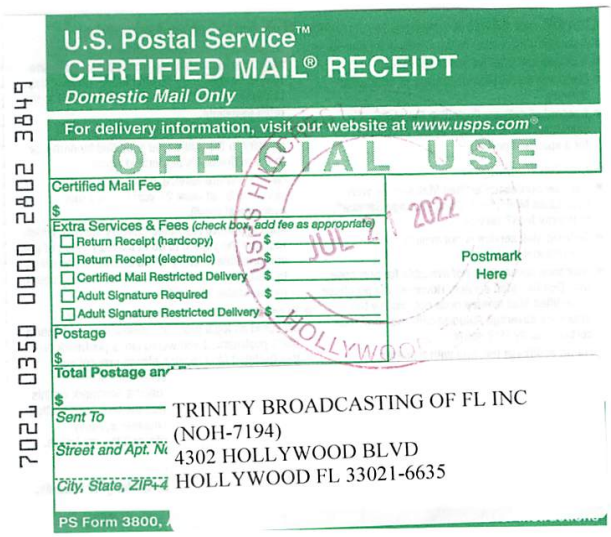
TRINITY BROADCASTING OF FL INC
(NOH-7194)
3200 PEMBROKE RD
PEMBROKE PARK, FL 33009

PS Form 3800,

7021 0350 0000 2802 3832

JUL 21 2022

Postmark Here



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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage an
$

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Street and Apt. N
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TRINITY BROADCASTING OF FL INC
(NOH-7194)
4302 HOLLYWOOD BLVD
HOLLYWOOD FL 33021-6635

PS Form 3800,

7021 0350 0000 2802 3849

JUL 21 2022

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- ☐ 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+

EVERETT, MICHAEL
(NOH-7194)
4655 VINELAND ROAD
ORLANDO, FL 32711

PS Form 3800,

7021 0350 0000 2802 3856

JUL 21 2022

Postmark Here

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC CASE NO. 7194

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3200 PEMBROKE RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 3200 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC AT 8:39 A.M. ON THE 22 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.

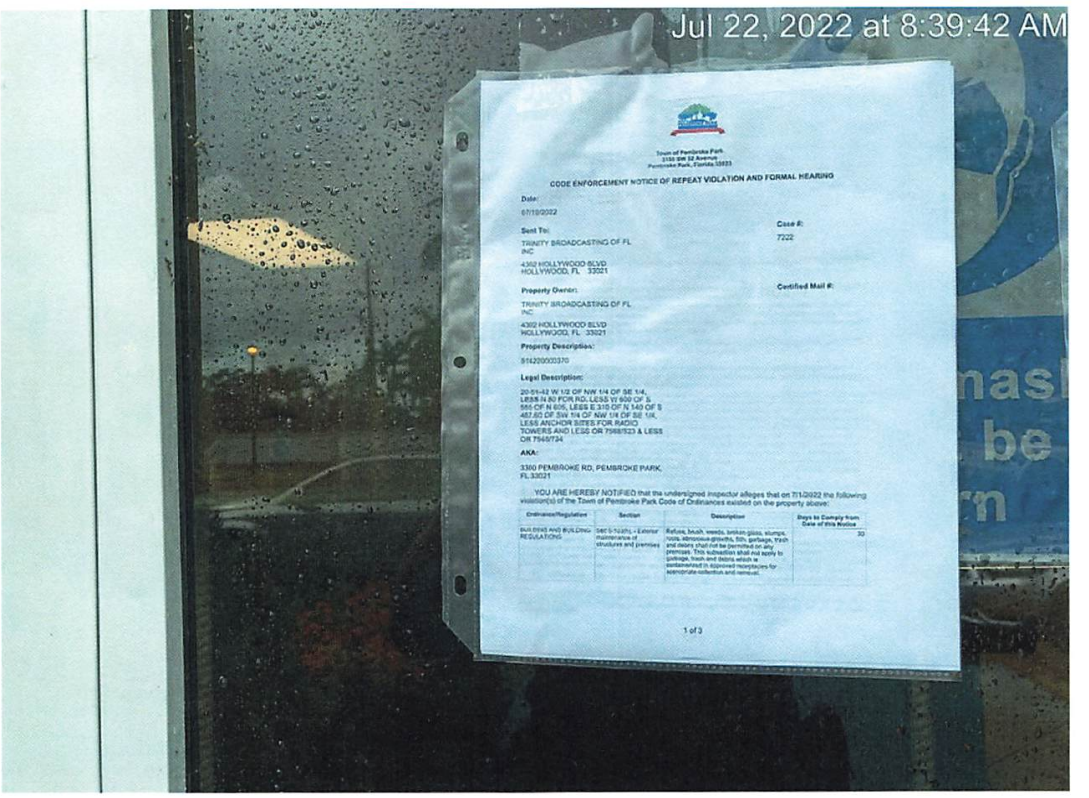
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16 day of August 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 _____



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
07/19/2022

Case #:
7222

Sent To:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Owner:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Property Description:
514220000370

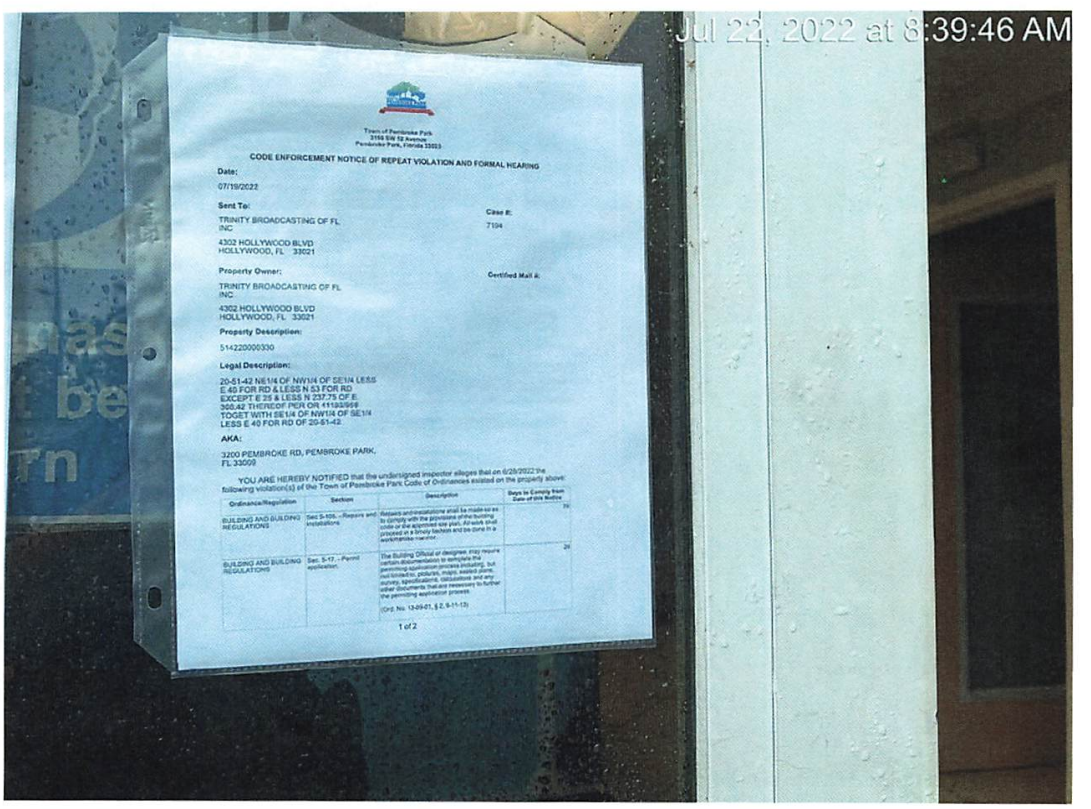
Legal Description:
20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 80 FOR RD, LESS W 600 OF S 565 OF N 635, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7968/323 & LESS OR 7945/734

AKA:
3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/1/2022 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(h) - Exterior maintenance of structure and premises	Refuse, trash, 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 contained/kept in approved receptacles for appropriate collection and removal.	30

1 of 3



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
07/19/2022

Case #:
7194

Sent To:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Owner:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Property Description:
514220000330

Legal Description:
20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 302.42 THEREOF PER OR 41193/969 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42

AKA:
3200 PEMBROKE RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/29/2022 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	Related and installations shall be made so as to comply with the approved plans of the building code or the approved site plan. All work shall be prosed in a timely fashion and be done in a workmanlike manner.	20
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, surveys, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	20

1 of 2


Jul 22, 2022 at 8:39:56 AM
MAIL
3300
3300
Lakeside Park Estates
Pembroke Road
(954) 962-7400
OPEN
Office Hours
No Soliciting
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:

07/19/2022

Sent To:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

7194

Property Owner:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000330

Legal Description:

20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 308.42 THEREOF PER OR 41193/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42

AKA:

3200 PEMBROKE RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

1. Demolition of structures without of a Building permit for Lot 49, 701, 703 and 705. Obtain demolition permit for all structures 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 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/19/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
TRINITY BROADCASTING OF FL INC
Respondent(s)

Case No.: 6944

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: 3200 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: TRINITY BROADCASTING OF FL INC

FOLIO NO.: 5142 20 00 0330

LEGAL DESCRIPTION: 20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 308.42 THEREOF PER OR 41193/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a) and 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.

Case #5364 is administratively noticed & made part of the record. The Violator is a Repeat Violator.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a) and 21-19 **WITHIN 30 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 $ 500 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 4 not corrected violations

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2022.

TOWN OF PEMBROKE PARK

Rafael Suárez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

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	7194	06/28/2022

Property Owner:	Property Description:	Certified Mail #:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	514220000330	

Legal Description:	AKA:
20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 308.42 THEREOF PER OR 41193/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42	3200 PEMBROKE RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

Notes/Means of Correction:

1. Demolition of structures without of a Building permit for Lot 49, 701, 703 and 705. Obtain demolition permit for all structures that were removed.
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.

Erik Richwagen
Code Enforcement Officer








701




OVERSIZE LOAD
705


049







MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3200 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0330
Property Owner	TRINITY BROADCASTING OF FL INC	Millage	0613
Mailing Address	4302 HOLLYWOOD BLVD HOLLYWOOD FL 33021	Use	28-03

Abbr Legal Description	20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 308.42 THEREOF PER OR 41193/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42

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*	$2,117,040	$436,160	$2,553,200	$2,553,200	
2021	$1,944,110	$436,160	$2,380,270	$2,380,270	$51,186.76
2020	$1,771,180	$436,840	$2,208,020	$2,208,020	$47,653.05

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,553,200	$2,553,200	$2,553,200	$2,553,200
Portability	0	0	0	0
Assessed/SOH	$2,553,200	$2,553,200	$2,553,200	$2,553,200
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	$2,553,200	$2,553,200	$2,553,200	$2,553,200

Sales History

Date	Type	Price	Book/Page or CIN
3/25/2008	QC*-T	$100	45376 / 12
9/30/1974	WD	$100	6061 / 691

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	345,857	SF
$0.10	418,931	SF
Adj. Bldg. S.F. (Card, Sketch)		3727
Eff./Act. Year Built: 2003/2002		

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-7184

Hasler FIRST-CLASS MAIL
06/24/2022
US POSTAGE $000.53⁰



ZIP 33023
011D10656696

Sent To:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD FL 33021

Case #:

7184

OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7184

Trinity Broadcasting of FL INC
3300 Pembroke Road
Pembroke Park FL 33021

Hasler FIRST-CLASS MAIL
06/24/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

184

EVERETT, Michael
4655 Vineland Road
Orlando, FL 32711

Hasler FIRST-CLASS MAIL
06/24/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST CLASS MAIL
06/29/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

NoV 7194

Everett, Michael
4655 Vineland Road
Orlando, FL 32711

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST CLASS MAIL
06/29/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

NoV 7194

Trinity Broadcasting of FL Inc
3200 Pembroke Road
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7194

Hasler FIRST CLASS MAIL
06/29/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

7194

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE GARDENS LTD	7735 NW 146 ST #306 MIAMI LAKES, FL 33016	3841 SW 52 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 7198 **Date Next Inspection** 8/17/2022

Notes There is bulk trash throughout this apartment complex. Remove all bulk trash from the property

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/28/2022		Notice of Violation	Affidavit of Service/Posted to Property Regular Mail
7/19/2022	8/17/2022	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(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: 8/17/2022
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	Not in Compliance - Reinspection Date: 8/17/2022



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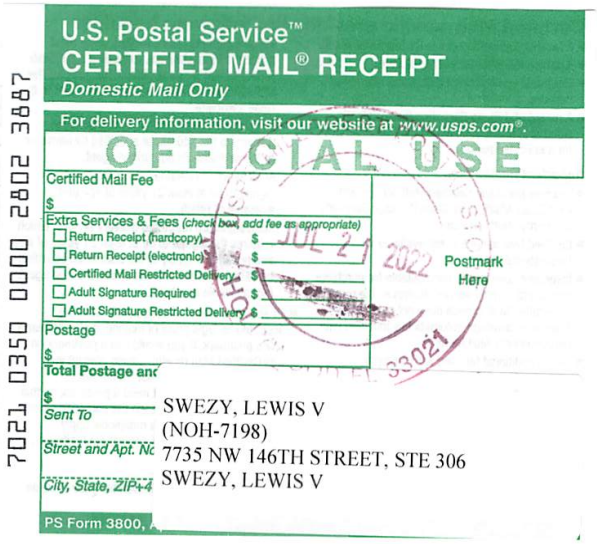
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$
Sent To PEMBROKE GARDENS LTD
(NOH-7198)
Street and Apt. 3841 SW 52 AVE
City, State, ZIP+ PEMBROKE PARK, FL 33009
PS Form 3800,

Postmark Here

7021 0350 0000 2802 3870



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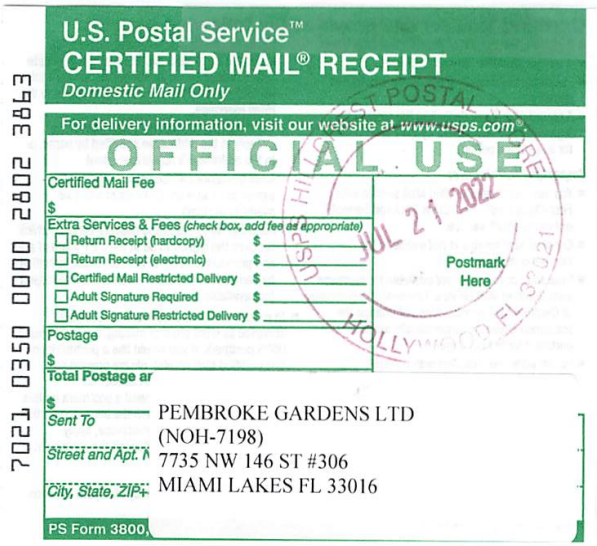
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$
Sent To SWEZY, LEWIS V
(NOH-7198)
Street and Apt. No. 7735 NW 146TH STREET, STE 306
City, State, ZIP+4 SWEZY, LEWIS V
PS Form 3800,

JUL 21 2022
Postmark Here
33021

7021 0350 0000 2802 3887



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
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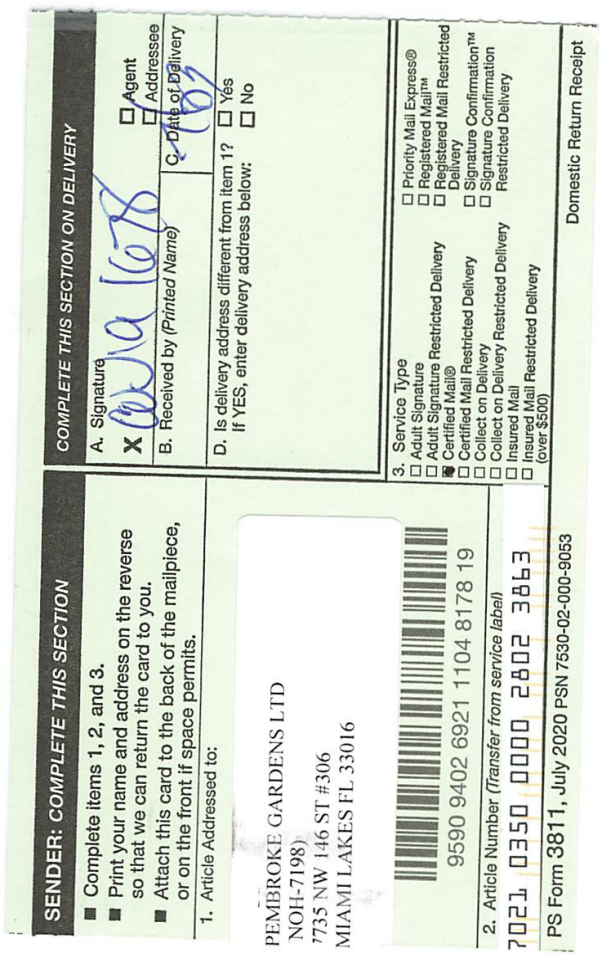
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage ar
$
Sent To PEMBROKE GARDENS LTD
(NOH-7198)
Street and Apt. 7735 NW 146 ST #306
City, State, ZIP+ MIAMI LAKES FL 33016
PS Form 3800,

JUL 21 2022
Postmark Here

7021 0350 0000 2802 3863



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE GARDENS LTD
NOH-7198)
7735 NW 146 ST #306
MIAMI LAKES FL 33016

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
JUL 21 2022

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

9590 9402 6921 1104 8178 19

2. Article Number (Transfer from service label)
7021 0350 0000 2802 3863

PS Form 3811, July 2020 PSN 7530-02-000-9053

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE GARDENS LTD CASE NO. 7198

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3841 SW 52 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3841 SW 52 AVE, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE GARDENS LTD AT 11:53 A.M. ON THE 22 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.

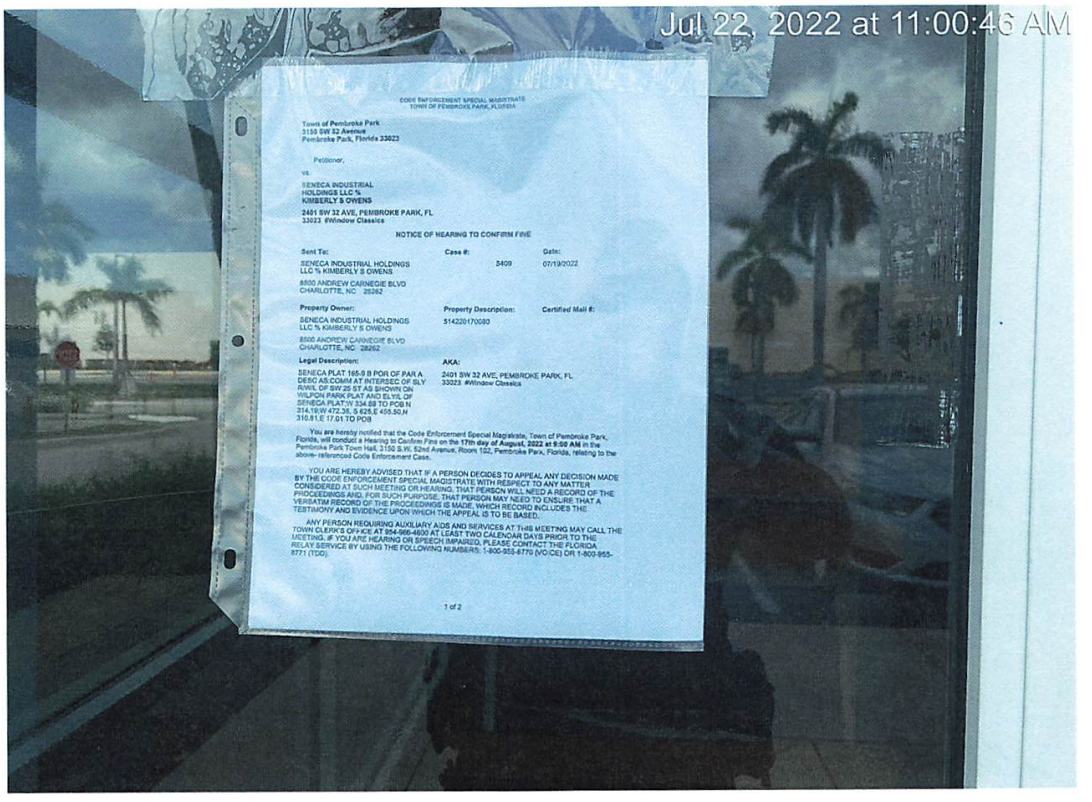
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

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 16 day of August 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 _____



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS

2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS 8800 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	3409	07/13/2022

Property Owner:	Property Description:	Certified Mail #:
SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS 8800 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	514220170080	

Legal Description:	AKA:
SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELYL OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.36, S 625,E 455.50,N 310.81;E 17.01 TO POB	2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics

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 August, 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).

1 of 2

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/19/2022

Sent To:

PEMBROKE GARDENS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

7198

Property Owner:

PEMBROKE GARDENS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Certified Mail #:

Property Description:

514230130230

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 22 A & 22 B LESS W 15 FOR RD

AKA:

3841 SW 52 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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

GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	5

There is bulk trash throughout this apartment complex. Remove all bulk trash from the property

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/19/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE GARDENS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	7198	06/28/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE GARDENS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	514230130230	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 22 A & 22 B LESS W 15 FOR RD	3841 SW 52 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	5

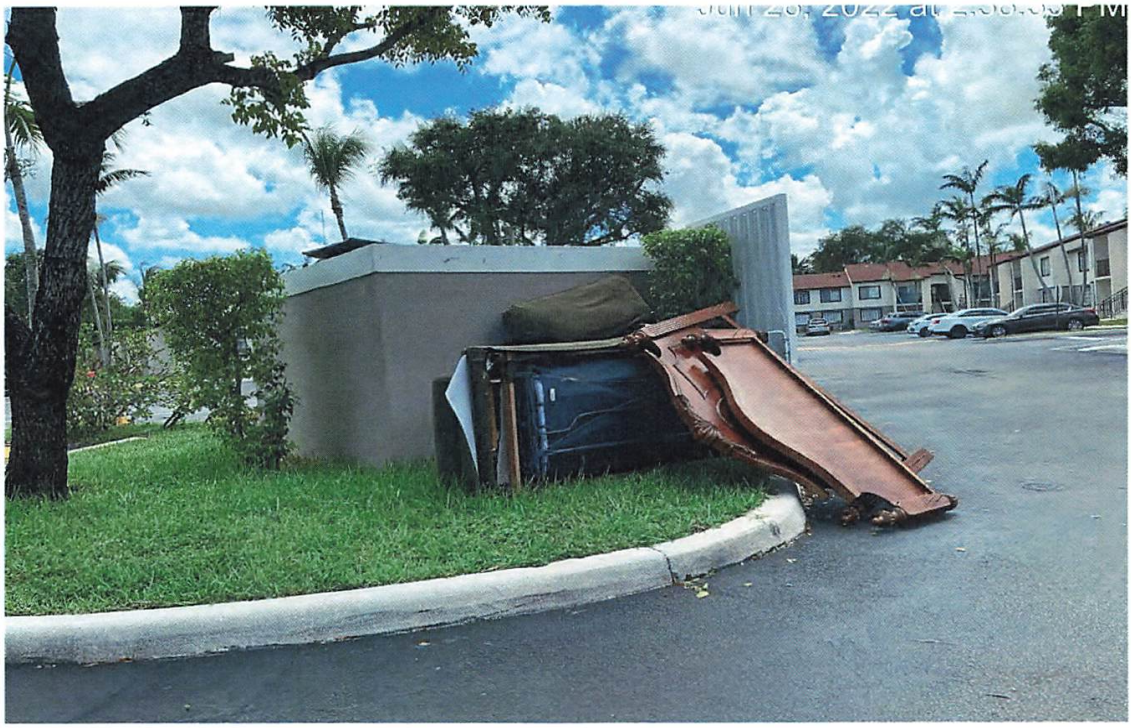
Notes/Means of Correction:

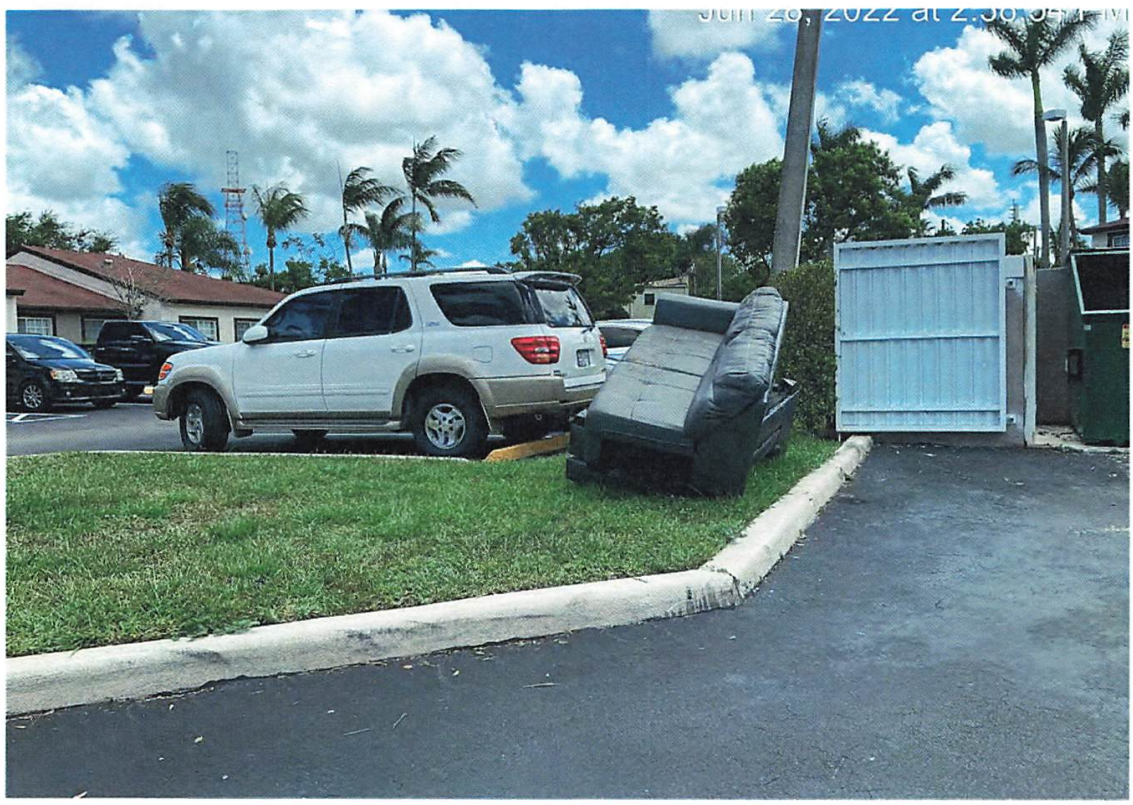
There is bulk trash throughout this apartment complex. Remove all bulk trash from the property

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer






3841-3881
EMBROKE GARDENS
RENTAL COMMUNITY



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3841-3881 SW 52 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 30 13 0230
Property Owner	PEMBROKE GARDENS LTD	Millage	0613
Mailing Address	7735 NW 146 ST #306 MIAMI LAKES FL 33016	Use	03-02

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 22 A & 22 B LESS W 15 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*	$955,960	$3,244,040	$4,200,000	$2,310,160	
2021	$941,600	$1,158,550	$2,100,150	$2,100,150	$22,581.35
2020	$941,600	$1,158,550	$2,100,150	$2,100,150	$22,662.40

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,200,000	$4,200,000	$4,200,000	$4,200,000
Portability	0	0	0	0
Assessed/SOH	$2,310,160	$4,200,000	$2,310,160	$2,310,160
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
Affordable Housing	$2,310,160	$4,200,000	$2,310,160	$2,310,160
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
1/6/1999	WD*	$450,000	29128 / 1470
8/23/1994	WD*	$100	22693 / 471
9/1/1988	CET		15776 / 402
4/1/1968	WD	$3,400	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$5.00	191,192	SF
Adj. Bldg. S.F. (Card, Sketch)		57381
Units		70
Eff./Act. Year Built: 2002/2001		

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 Partnership
PEMBROKE GARDENS, LTD.

Filing Information

Document Number	A98000001849
FEI/EIN Number	65-0859159
Date Filed	07/31/1998
State	FL
Status	ACTIVE
Last Event	CONTRIBUTION CHANGE
Event Date Filed	04/13/1999
Event Effective Date	NONE

Principal Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33014 6

Changed: 03/31/2012

Mailing Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33014 6

Changed: 03/31/2012

Registered Agent Name & Address

SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Name Changed: 04/16/2010

Address Changed: 03/31/2012

General Partner Detail

Name & Address

Document Number P98000062496

PEMBROKE GARDENS, INC.

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Annual Reports

Report Year	Filed Date
2020	06/23/2020
2021	04/07/2021
2022	04/21/2022

Document Images

04/21/2022 -- ANNUAL REPORT	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
06/23/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
03/14/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
04/24/2015 -- ANNUAL REPORT	View image in PDF format
02/13/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- ANNUAL REPORT	View image in PDF format
03/31/2012 -- ANNUAL REPORT	View image in PDF format
01/03/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
03/17/2008 -- ANNUAL REPORT	View image in PDF format
05/01/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
05/11/2005 -- ANNUAL REPORT	View image in PDF format
05/04/2004 -- REINSTATEMENT	View image in PDF format
01/27/2003 -- ANNUAL REPORT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
02/28/2001 -- ANNUAL REPORT	View image in PDF format
05/16/2000 -- ANNUAL REPORT	View image in PDF format
04/13/1999 -- Contribution Change	View image in PDF format
12/29/1998 -- ANNUAL REPORT	View image in PDF format
07/31/1998 -- Domestic LP	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 7198

Swezy, Lewis V
7735 NW 146TH Street, STE 306
Miami lakes, FL 33016

Hasler FIRST CLASS MAIL
06/29/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV 7198

Pembroke Gardens LTD
3841-3881 SW 52 AVenue
Pembroke Park, FL 33009

Hasler FIRST CLASS MAIL
06/29/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

)F PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
06/29/2022
US POSTAGE $000.53⁰

FIRST-CLASS MAIL

ZIP 33023
011D10656696

Sent To:

PEMBROKE GARDENS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

7198

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKESHORE MOBILE HOME PARK LLC/Wanda Cruz	105 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Wanda Cruz - 105 David Dr

Legal Description

Case Status Open **Case #** 4772 **Date Next Inspection** 8/17/2022

Notes alterations/addition to mobile home, multiple wall A/C's, exposed water heater, washer/dryer installed without building permits. Mobile Home owner will need to obtain Building permits for addition and alterations to mobile 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 Regular Mail
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
7/21/2022	8/17/2022	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: 8/17/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$23,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$23,100.00**

Payments

Date	Payment Type Name	Amount

Case Overview

	Total Payments	**$0.00**
	Fees Outstanding	**$23,100.00**

7021 1970 0000 4565 8548

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For delivery information, visit our website at *www.usps.com®*.

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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
$

Postmark Here

JUL 2 2022

Sent To — LAKESHORE MOBILE HOME PARK LLC
(HCF-4772)
Street and Ap — 6400 TELEGRAPH RD #2000
City, State, Zi — BLOOMFIELD TOWNSHIP MI 48301

PS Form 38

7021 1970 0000 4565 8555

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Post
$

Postmark Here

JUL 2 2022

Sent To — WANDA CRUZ
(HCF-4772)
Street and — 105 DAVID DR
City, State — PEMBROKE PARK, FL 33009

PS Form

7021 1970 0000 4565 8562

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 Post
$

Postmark Here

JUL 2 2022

Sent To — VCORP SERVICES, LLC
(HCF-4772)
Street and — 1200 S PINE ISLAND ROAD
City, State, — PLANTATION, FL 33324

PS Form

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:

WANDA CRUZ
(HCF-4772)
105 DAVID DR
PEMBROKE PARK, FL 33009

2. Article Number *(Transfer from service label)*

9590 9402 6921 1104 8006 37

7021 1970 0000 4565 8555

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKESHORE MOBILE HOME PARK LLC/WANDA CRUZ CASE NO. 4772

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 105 David Dr, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 105 David Dr, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED LAKESHORE MOBILE HOME PARK LLC/WANDA CRUZ AT 10:00 A.M. ON THE 22 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.

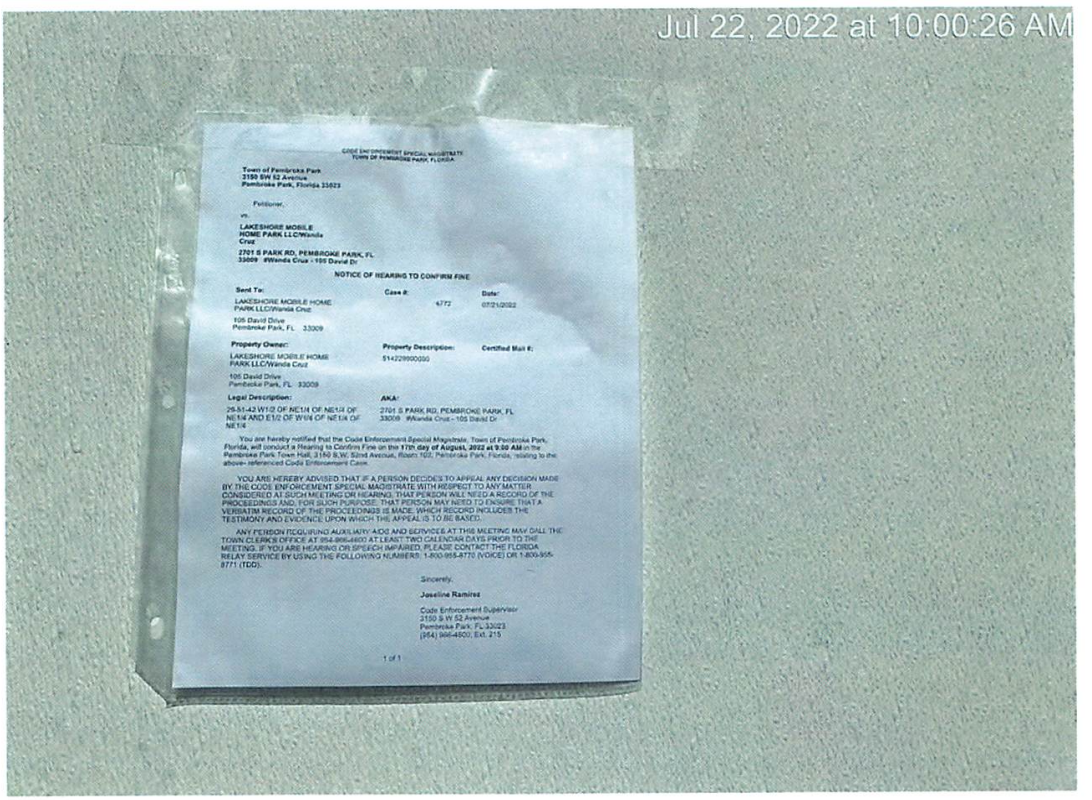
Erik Richwagen
AFFIANT

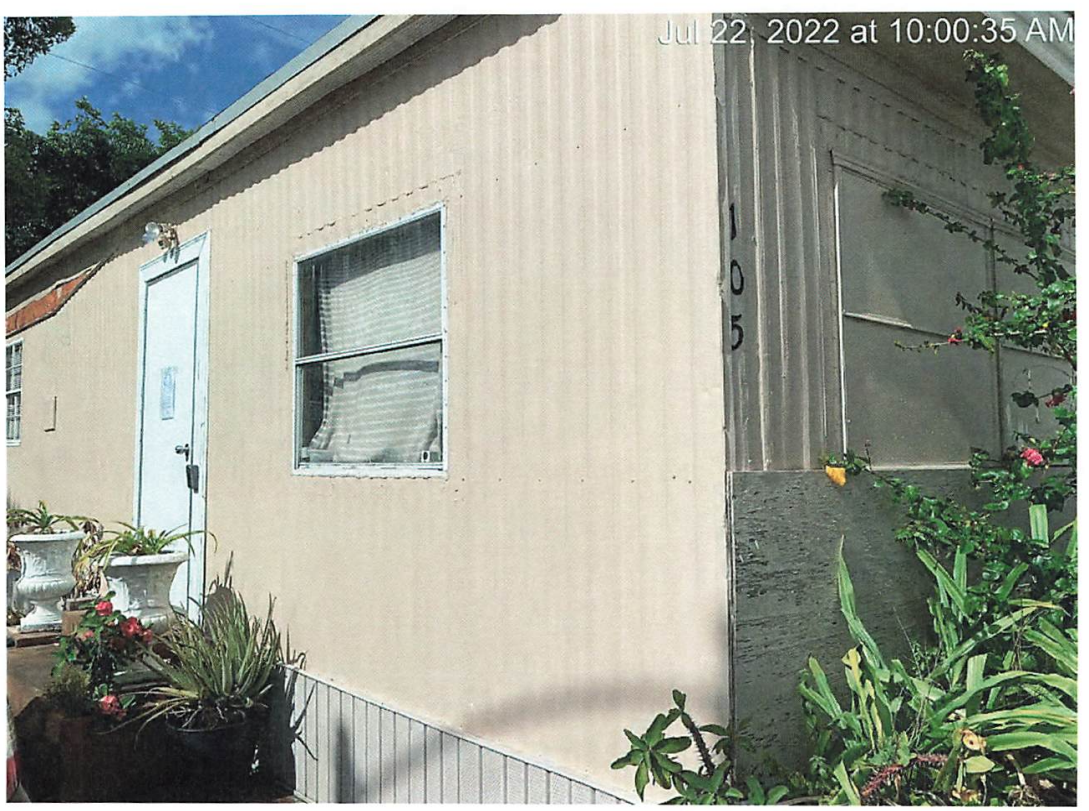
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 16 day of August 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

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 22, 2022 at 10:00:26 AM
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/Wanda
Cruz
2701 S PARK RD, PEMBROKE PARK, FL
33009 #Wanda Cruz - 105 David Dr
NOTICE OF HEARING TO CONFIRM FINE
Send To:
Case #:
Date:
LAKESHORE MOBILE HOME
PARK LLC/Wanda Cruz
4772
07/21/2022
105 David Drive
Pembroke Park, FL 33009
Property Owner:
Property Description:
Certified Mail #:
LAKESHORE MOBILE HOME
PARK LLC/Wanda Cruz
514229900090
105 David Drive
Pembroke Park, FL 33009
Legal Description:
AKA:
25.51.42 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 #Wanda Cruz - 105 David Dr
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 August, 2022 at 9:00 AM on 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


Jul 22, 2022 at 10:00:35 AM
105

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/Wanda Cruz

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Wanda Cruz - 105 David Dr

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
LAKESHORE MOBILE HOME PARK LLC/Wanda Cruz 105 David Drive Pembroke Park, FL 33009	4772	07/21/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
LAKESHORE MOBILE HOME PARK LLC/Wanda Cruz 105 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 #Wanda Cruz - 105 David Dr

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 August, 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.: 4772
vs.	)	
WANDA CRUZ 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: 105 DAVID DRIVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK, 2701 S. PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142290000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 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. 4772
WANDA CRUZ

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: WANDA CRUZ TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 105 DAVID DRIVE, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED WANDA CRUZ. AT 1:56 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 _____


2021/04/05 13:56:22

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKESHORE MOBILE HOME PARK LLC/Wanda Cruz	105 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Wanda Cruz - 105 David Dr

Legal Description

Case Status Open **Case #** 4772 **Date Next Inspection** 6/15/2022

Notes alterations/addition to mobile home, multiple wall A/C's, exposed water heater, washer/dryer installed without building permits. Mobile Home owner will need to obtain Building permits for addition and alterations to mobile 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 Regular Mail
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
5/23/2022	6/15/2022	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: 6/15/2022

Fines

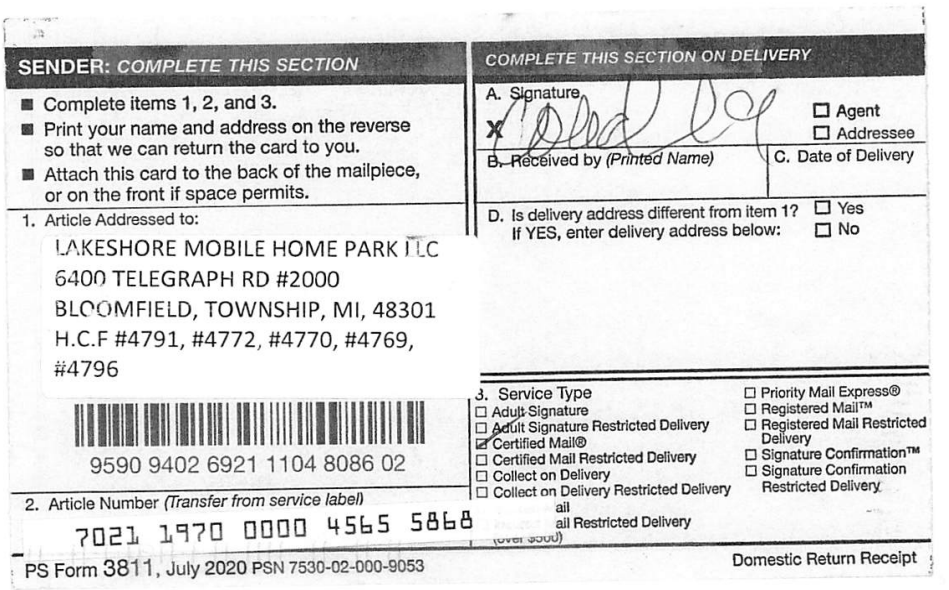
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$19,800.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$19,900.00**

Payments

Date	Payment Type Name	Amount

Case Overview

	Total Payments	**$0.00**
	Fees Outstanding	**$19,900.00**



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:

LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD, TOWNSHIP, MI, 48301
H.C.F #4791, #4772, #4770, #4769, #4796

9590 9402 6921 1104 8086 02

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 5868

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

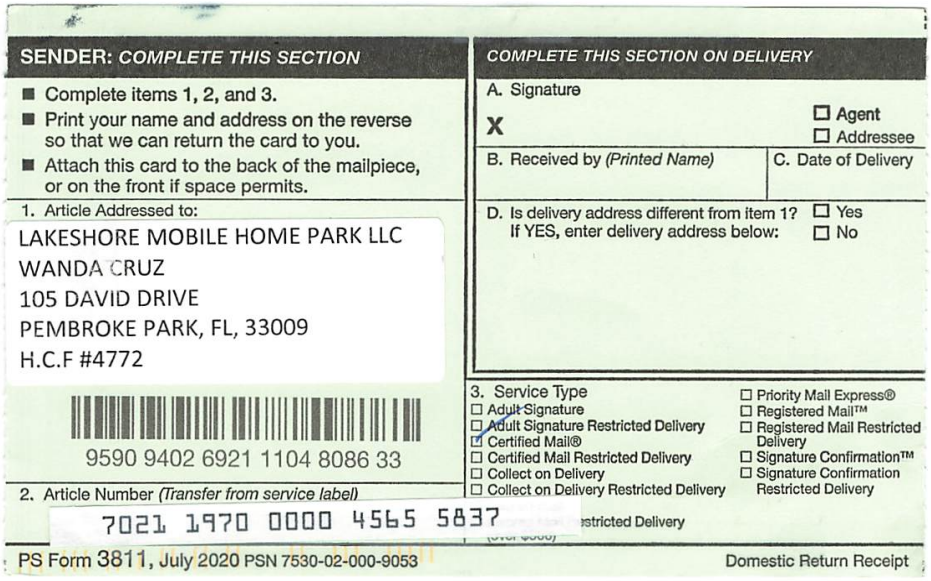
3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
ail
ail Restricted Delivery
(over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



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
WANDA CRUZ
105 DAVID DRIVE
PEMBROKE PARK, FL, 33009
H.C.F #4772

9590 9402 6921 1104 8086 33

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 5837

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

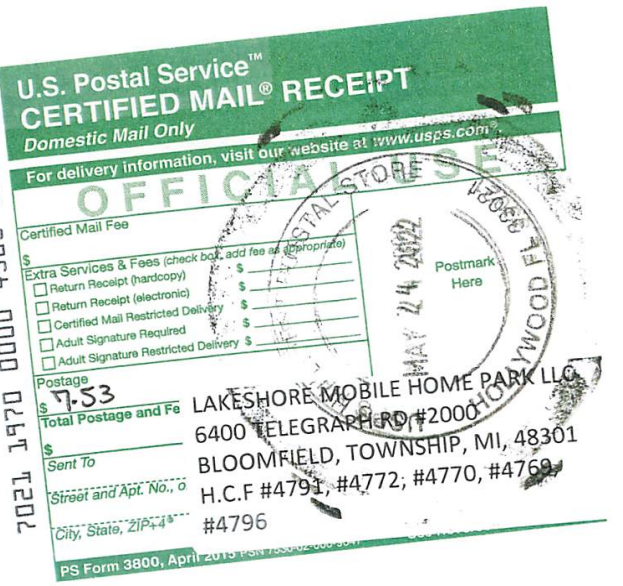
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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


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
7.53
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
Postmark Here
MAY 24 2022
PS Form 3800, Apr
7021 1970 0000 4565 5868
LAKESHORE MOBILE HOME PARK LLC
2701 S PARK ROAD,
PEMBROKE PARK, FL, 33009
H.C.F #4791, #4772, #4770, #4769,
#4796


U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.53
Total Postage and Fe
Sent To
Street and Apt. No., o
City, State, ZIP+4®
Postmark Here
MAY 24 2022
PS Form 3800, April
7021 1970 0000 4565 5868
LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD, TOWNSHIP, MI, 48301
H.C.F #4791, #4772, #4770, #4769,
#4796


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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
17.37
Total Postage and Fee
Sent To
Street and Apt. No., or
City, State, ZIP+4®
Postmark Here
MAY 24 2022
PS Form 3800, April
7021 1970 0000 4565 5837
LAKESHORE MOBILE HOME PARK LLC
WANDA CRUZ
105 DAVID DRIVE
PEMBROKE PARK, FL, 33009
H.C.F #4772

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKESHORE MOBILE HOME PARK LLC/WANDA CRUZ CASE NO. 4772

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 103 DAVID DRIVE PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 103 DAVID DRIVE PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC/WANDA CRUZ AT 10:25 A.M. ON THE 3 DAY OF JUNE 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 13 day of June, 2022, by Erik Richwagen 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 _____

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Wanda Cruz

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Wanda Cruz - 105 David Dr

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Wanda Cruz	4772	05/23/2022
105 David Drive Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Wanda Cruz	514229000030	
105 David Drive Pembroke Park, FL 33009		

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 #Wanda Cruz - 105 David Dr

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine 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, 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	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

Florida Department of State, Division of Corporations

7019 2280 0002 0486 2225

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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
$ 6.96

Total Postage a
$

Sent To WANDA CRUZ NOH 4772
CURRENT TENANT/RESIDENT
Street and Apt. 105 DAVID DRIVE
City, State, ZIP+ PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 2362

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Hallandale FL 33009

OFFICIAL USE

Certified Mail Fee $3.60

$ $2.85

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 $2.00

$

Total Postage and $8.45

Sent To LAKESHORE MOBILE HOME PARK
Street and Apt. No 2701 S PARK RD
City, State, ZIP+4 PEMBROKE PARK, FL 33009

0308
15
Postmark Here
03/17/2021

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.

1. Article Addressed to:

WANDA CRUZ NOH 4772
CURRENT TENANT/RESIDENT
105 DAVID DRIVE
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6969 84

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2225

PS Form 3811, July 2015 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
- ☐ Return Receipt for Merchandise
- ☐ 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:

LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 86

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2362

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

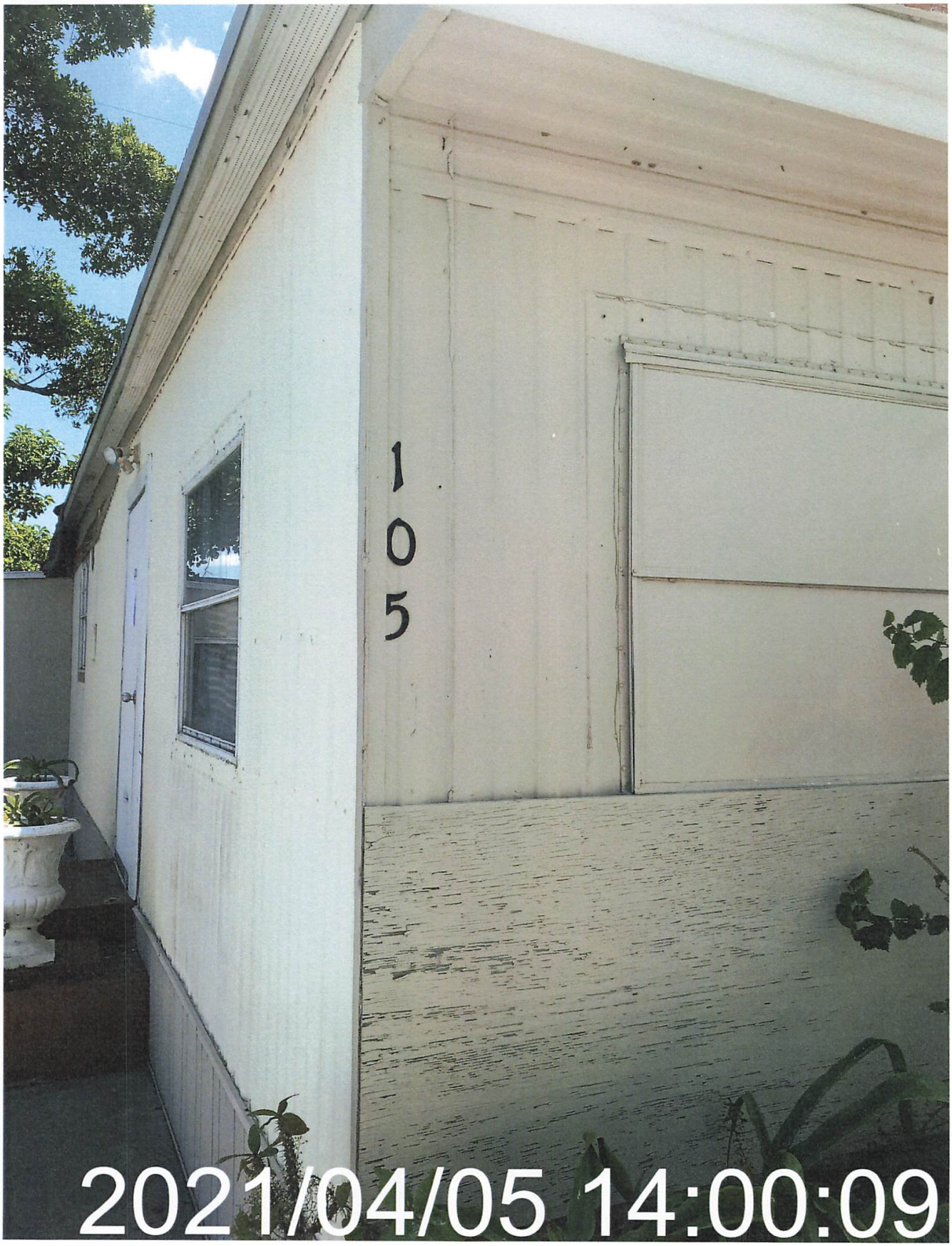
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
3-25-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

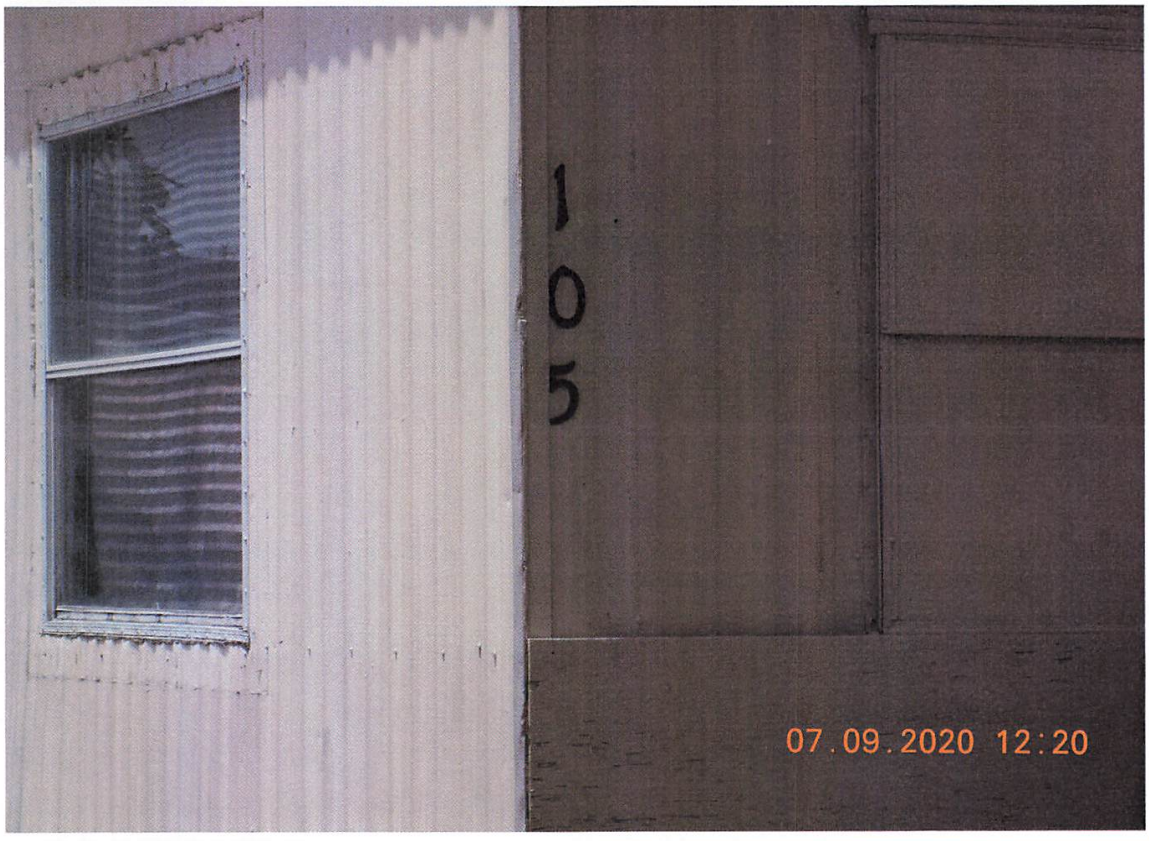
3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery


105
2021/04/05 14:00:09


2021/04/05 13:56:22


2021/04/05 14:00:20


2021/04/05 14:00:36


105
07.09.2020 12:20


105
07.09.2020 12:21


07.09.2020 12:21

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
Wanda Cruz 105 David Drive Pembroke Park, FL 33009	4772	12/4/2019 12:00:00 AM

Property Owner:	**Property Description:**
Wanda Cruz 105 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 #Wanda Cruz - 105 David Dr

Mailing Purposes Only

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Wanda Cruz 105 David Drive Pembroke Park, FL 33009	4772	12/04/2019

Property Owner:	Property Description:	Certified Mail #:
Wanda Cruz 105 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 #Wanda Cruz - 105 David Dr

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

Notes/Means of Correction:

alterations/addition to mobile home, multiple wall A/C's, exposed water heater, washer/dryer installed without building permits. Mobile Home owner will need to obtain Building permits for addition and alterations to mobile mobile home.

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

LS002 AMADO MONGE
LS003 Ana sanchez

4772

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Wanda Cruz DATE 12/4 2019

SITE ADDRESS 105 David Drive

PERMIT # _____ SUB/PARK Lakeshore MHP Lot 3

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS addition to mobile home, AC's, exposed water heater, Washer/dryer without Building permits.

mobile Home Owner will need Building Permits for addition, AC, Water heater, Washer/dryer to demo or permit to keep with plans

☒ 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 EXT. # 213
INSPECTOR

2019/12/04 15:08:05

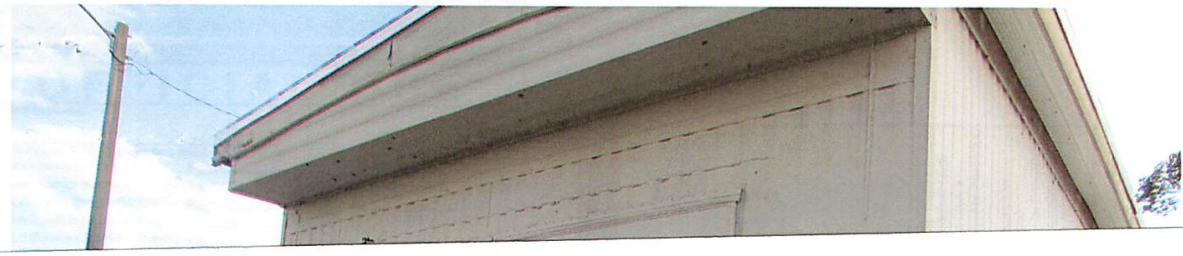

12/04/2019 04:00


12/04/2019 04:00


12/04/2019 03:52


12/04/2019 03:53

U.S. Postal Service™





7019 2280 0002 0486 1[illegible]

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

WANDA CRUZ
105 DAVID DRIVE
PEMBROKE PARK, FL 33009

NOH #4772

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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☐ Return Receipt (electronic) $
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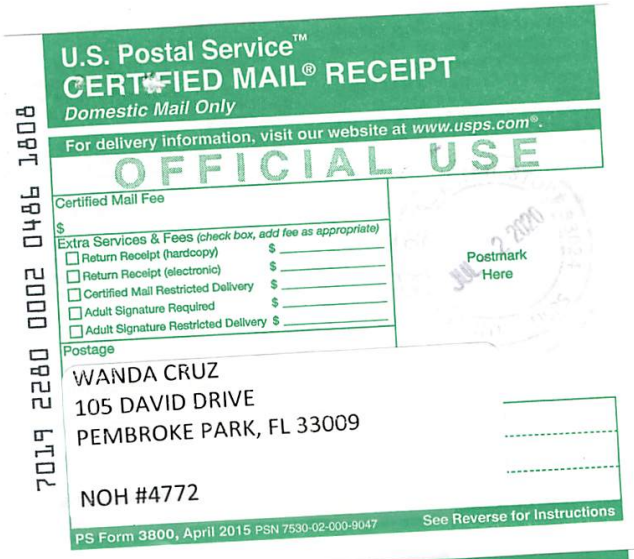
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 8.60
Postmark Here
JUL - 2 2020
Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793, 4795, 4796, 4771/HET 4634, 4773
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7019 1120 0000 9007 5572



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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
Postmark Here
JUL - 2 2020
WANDA CRUZ
105 DAVID DRIVE
PEMBROKE PARK, FL 33009
NOH #4772
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7019 2280 0002 0486 1808



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 6.96
Total Postage a
Sent To
Street and Apt.
City, State, ZIP+
Postmark Here
Wanda Cruz
FO # 4772
105 David Drive
Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0297 6177



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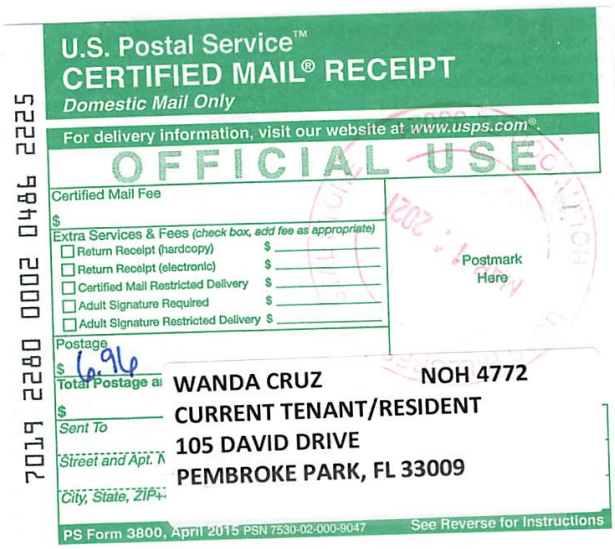
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 6.90
Postmark Here
Wanda Cruz
105 David Drive
Pembroke Park, FL 33009
N.O.H. #4772
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7019 1120 0000 9007 5367



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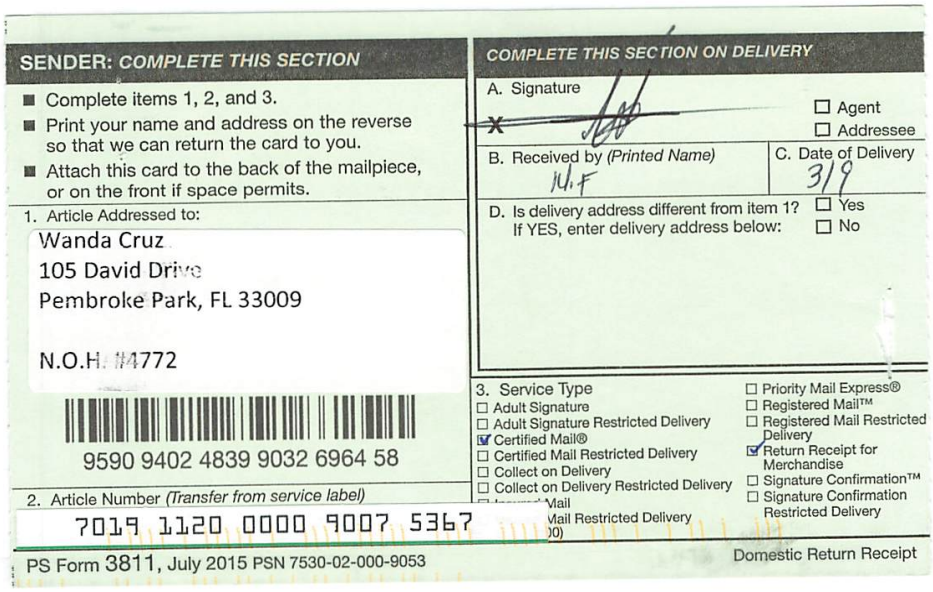
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 6.96
Total Postage a
Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
WANDA CRUZ NOH 4772
CURRENT TENANT/RESIDENT
105 DAVID DRIVE
PEMBROKE PARK, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7019 2280 0002 0486 2225



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:

Wanda Cruz
105 David Drive
Pembroke Park, FL 33009

N.O.H. #4772

9590 9402 4839 9032 6964 58

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 5367

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* M.F

C. Date of Delivery 3/9

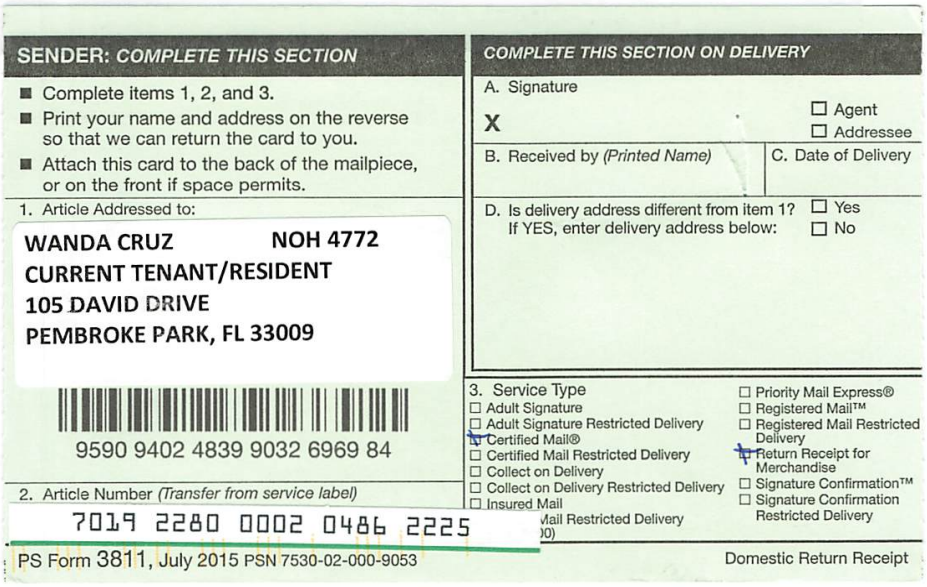
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail 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



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:

WANDA CRUZ NOH 4772
CURRENT TENANT/RESIDENT
105 DAVID DRIVE
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6969 84

2. Article Number *(Transfer from service label)*

7019 2280 0002 0486 2225

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
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2020

Sent To:

Wanda Cruz

105 David Drive
Pembroke Park, FL 33009

Case #:

4772

Property Owner:

Wanda Cruz

105 David Drive
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 #Wanda Cruz - 105 David Dr

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

alterations/addition to mobile home, multiple wall A/C's, exposed water heater, washer/dryer installed without building permits. Mobile Home owner will need to obtain Building permits for addition and alterations to mobile mobile home.

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 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:**
Wanda Cruz 105 David Drive Pembroke Park, FL 33009	4772	6/30/2020 12:00:00 AM

Property Owner:	**Property Description:**
Wanda Cruz 105 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 #Wanda Cruz - 105 David Dr

Mailing Purposes Only

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

March 17, 2020

TO: WANDA CRUZ
105 DAVID DRIVE
PEMBROKE PARK, FL 33009

LAKESHORE MOBILE HOME PARK
2701 S. PARK ROAD
PEMBROKE PARK, FL 33009

RE: TOWN OF PEMBROKE PARK v.
WANDA CRUZ
CASE NO. 4772

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

Sent To:	**Case #:**	**Date:**
Wanda Cruz 105 David Drive Pembroke Park, FL 33009	4772	3/5/2020 12:00:00 AM

Property Owner:	**Property Description:**
Wanda Cruz 105 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 #Wanda Cruz - 105 David Dr

Mailing Purposes Only

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:

Wanda Cruz

105 David Drive
Pembroke Park, FL 33009

Case #:

4772

Property Owner:

Wanda Cruz

105 David Drive
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 #Wanda Cruz - 105 David Dr

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

alterations/addition to mobile home, multiple wall A/C's, exposed water heater, washer/dryer installed without building permits. Mobile Home owner will need to obtain Building permits for addition and alterations to mobile mobile home.

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 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.

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

3/5/2020

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKESHORE MOBILE HOME PARK LLC/Rufus Mason	21 Traci Terr W. Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Rufus Mason - 21 Traci Terr W.

Legal Description

Case Status Open **Case #** 4792 **Date Next Inspection** 8/17/2022

Notes addition to mobile home; shed; fence; damaged patio roof; patio; A/C system installed without Building permits. Mobile home owner will need to verify with building permits or obtain building permits with Building Department.

Double Permit fee has been assessed to violation.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/4/2019		Notice of Violation	Posted to Property
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
7/19/2022	8/17/2022	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: 8/17/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$23,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$23,100.00**

23,150

Payments

Date	Payment Type Name	Amount

Case Overview

	Total Payments	**$0.00**
	Fees Outstanding	**$23,100.00**



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage
$
Sent To VCORP SERVICES, LLC
(HCF-4792)
Street and Api 1200 S PINE ISLAND ROAD
City, State, Zi PLANTATION, FL 33324
PS Form 380
Postmark Here
7021 1970 0000 4565 8418



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Poste
$
Sent To LAKESHORE MOBILE HOME PARK LLC
(HCF-4792)
Street and 6400 TELEGRAPH RD #2000
City, State, BLOOMFIELD TOWNSHIP MI 48301
PS Form
Postmark Here
7021 1970 0000 4565 8401



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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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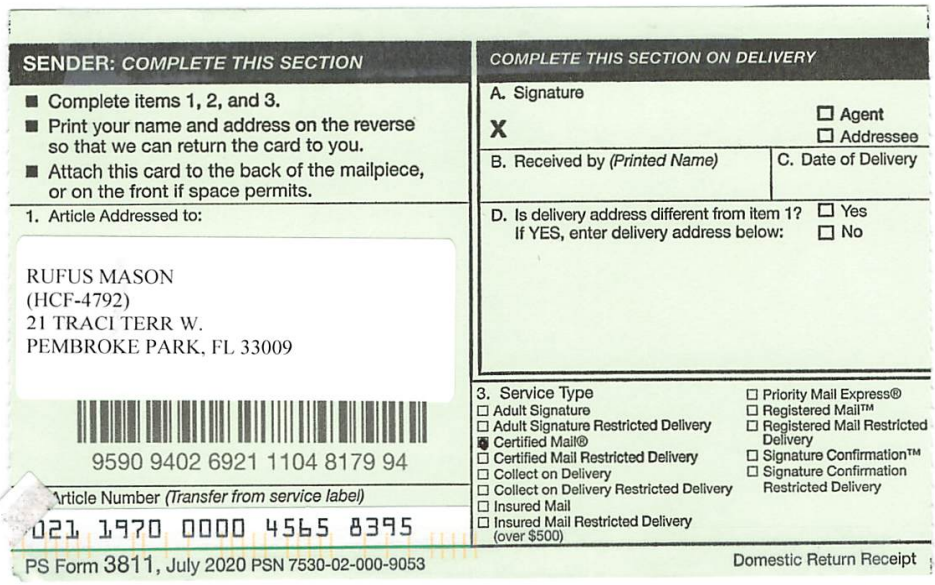
Total Postag
$
Sent To RUFUS MASON
(HCF-4792)
Street and A 21 TRACI TERR W.
City, State, Z PEMBROKE PARK, FL 33009
PS Form 38
Postmark Here
7021 1970 0000 4565 8395



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:

RUFUS MASON
(HCF-4792)
21 TRACI TERR W.
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 8179 94

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 8395

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VCORP SERVICES, LLC
(HCF-4792)
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 6921 1104 8180 14

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 8418

COMPLETE THIS SECTION ON DELIVERY

A. Signature RECEIVED

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* JUL 25 2 | C. Date of Delivery

CT CORPORATION

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.)

)

LAKESHORE MOBILE HOME PARK LLC/RUFUS MASON CASE NO. 4792

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 21 TRACI TERR W. PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 21 TRACI TERR W. PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC/RUFUS MASON AT 9:59 A.M. ON THE 22 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.

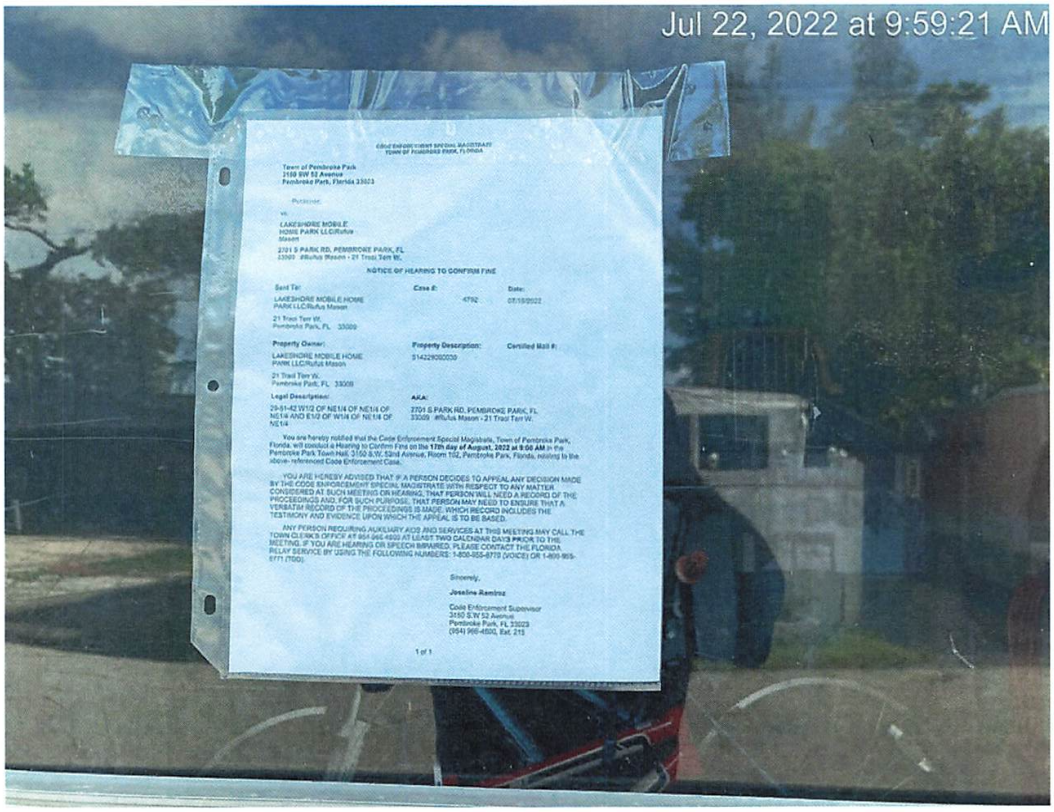
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 16 day of August 2022, by Erik Richwagen 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 _____


Jul 22, 2022 at 9:59:21 AM
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/Rufus Mason
2701 S PARK RD, PEMBROKE PARK, FL 33009 -Rufus Mason - 21 Trail Terr W.
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
LAKESHORE MOBILE HOME PARK LLC/Rufus Mason
21 Trail Terr W.
Pembroke Park, FL 33009
Case #:
4792
Date:
08/18/2022
Property Owner:
LAKESHORE MOBILE HOME PARK LLC/Rufus Mason
21 Trail Terr W.
Pembroke Park, FL 33009
Property Description:
514229080039
Certified Mail #:
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 -Rufus Mason - 21 Trail Terr W.
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 17th day of August, 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


Jul 22, 2022 at 9:59:27 AM
WARNING!
21 W Trail Terr

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Rufus Mason

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Rufus Mason - 21 Traci Terr W.

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Rufus Mason	4792	07/19/2022
21 Traci Terr W. Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Rufus Mason	514229000030	
21 Traci Terr W. Pembroke Park, FL 33009		

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 #Rufus Mason - 21 Traci Terr W.

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of August, 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.: 4792
vs.	)	
RUFUS MASON 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: 21 TRACI TERR WEST, 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. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 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 BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4792
RUFUS MASON

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: RUFUS MASON TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 21 TRACI TERR W, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED RUFUS MASON. AT 2:04 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.

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 _____


WARNING!
21 W Traci Terr
WELCOME
2021/04/05 14:04:35

7019 2280 0002 0486 2249

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
$ 6.94

Total Postage and
$

Sent To RUFUS MASON NOH 4792
CURRENT TENANT/RESIDENT

Street and Apt. No. 21 TRACI TERR W.

City, State, ZIP+4 PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 2362

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Hallandale FL 33009

OFFICIAL USE

Certified Mail Fee $3.60

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $2.85
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $2.00

Total Postage and $8.45

Sent To LAKESHORE MOBILE HOME PARK

Street and Apt. No. 2701 S PARK RD

City, State, ZIP+4 PEMBROKE PARK, FL 33009

0308
15
03/17/2021

Postmark Here

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.

1. Article Addressed to:

RUFUS MASON NOH 4792
CURRENT TENANT/RESIDENT
21 TRACI TERR W.
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6970 04

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2249

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
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 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:

LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 86

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2362

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X V. CR 7C19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
3-25-2021

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

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt


WARNING!
2021/04/05 14:04:51


2021/04/05 14:05:24

7019 1120 0000 9007 5275

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 6.70

Postmark Here

MAR - 7 2020

HOLLYWOOD FL 3302

Rufus Mason
21 Traci Terr W.
Pembroke Park, FL 33009

N.O.H. #4792

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 1839

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
$

Postmark Here

JUL - 9 2020

Sent To Rufus Mason
Street and Apt. No., or PO Box No. 21 Traci Terr West
City, State, ZIP+4® Pembroke Park, FL 33009 NOH 4792

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:

Rufus Mason
21 Traci Terr W.
Pembroke Park, FL 33009

N.O.H. #4792

9590 9402 4839 9032 6962 05

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5275

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by (Printed Name) N. F

C. Date of Delivery 3/9

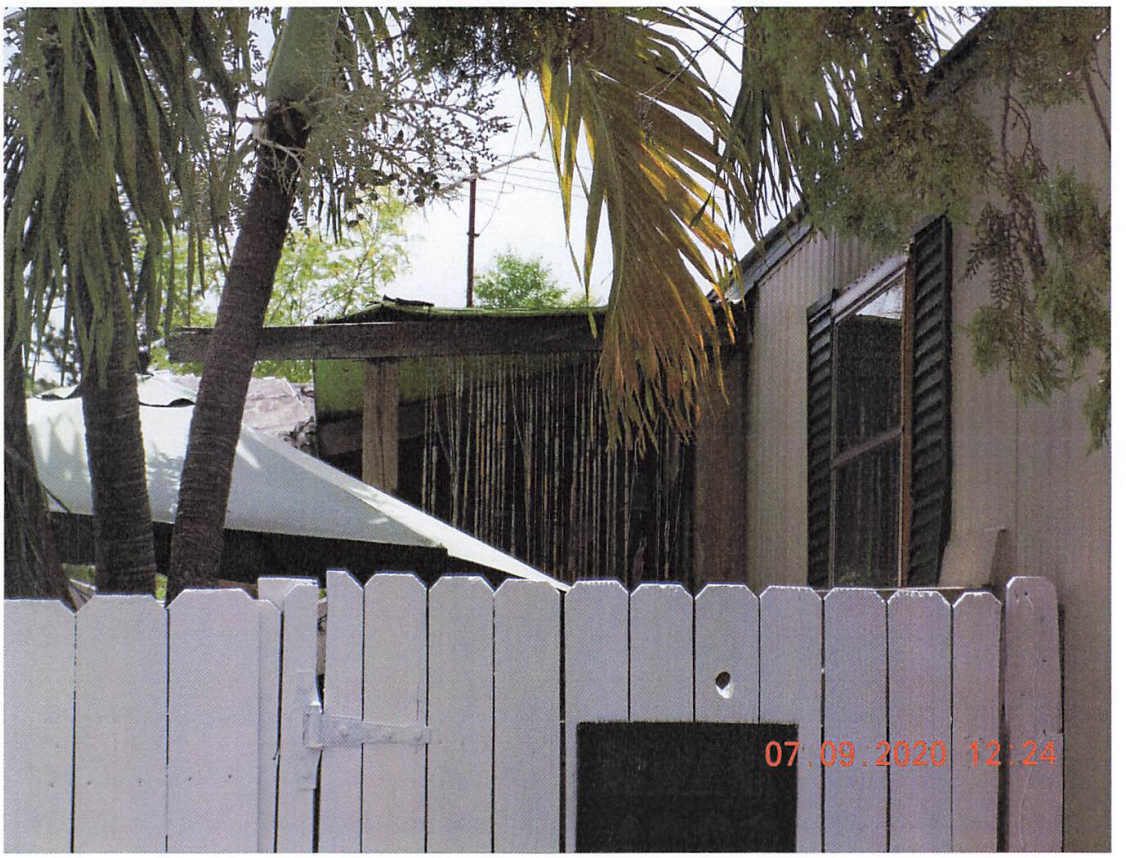
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

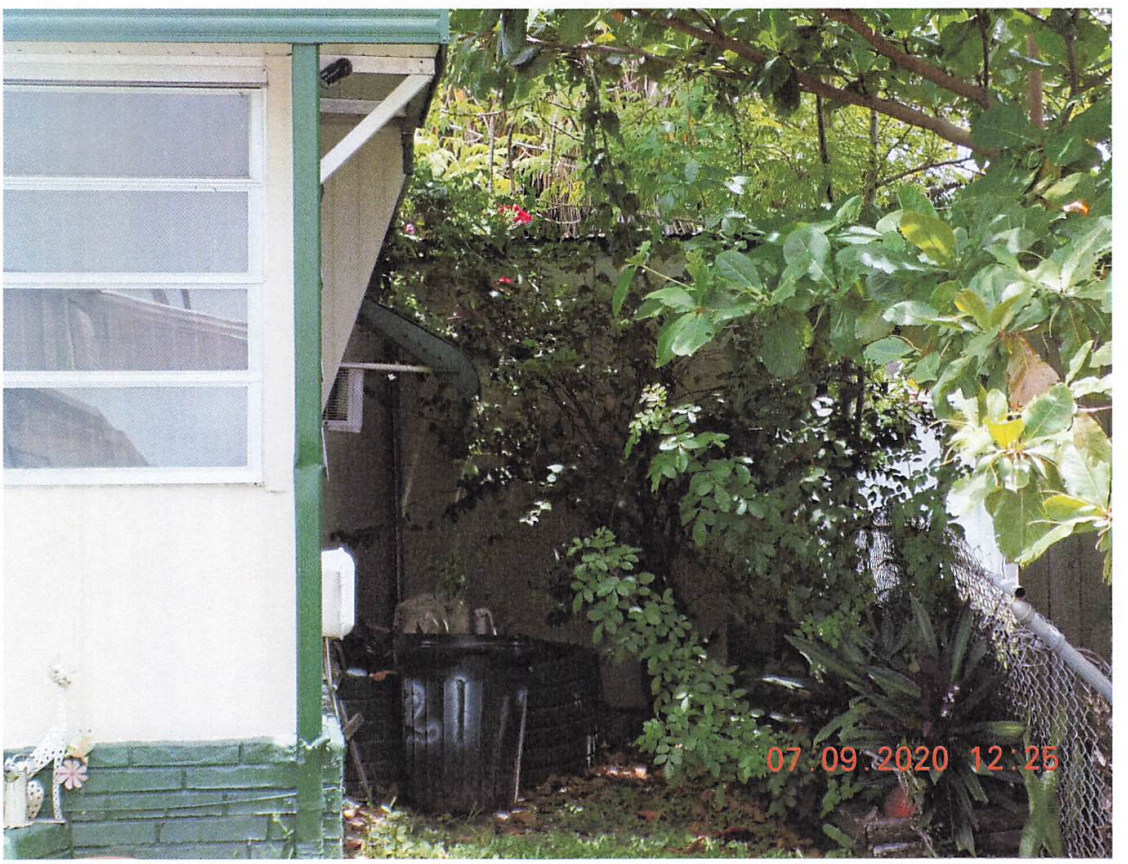
3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- Mail Restricted Delivery 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ 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


WARNING!
27
07.09.2020 12:24


NO
ARKING
OWAWAY
ZONE
07.09.2020 12:24


07.09.2020 12:24


07.09.2020 12:25

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:

Rufus Mason

21 Traci Terr W.
Pembroke Park, FL 33009

Case #:

4792

Property Owner:

Rufus Mason

21 Traci Terr W.
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 #Rufus Mason - 21 Traci Terr W.

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

addition to mobile home; shed; fence; damaged patio roof; patio; A/C system installed without Building permits. Mobile home owner will need to verify with building permits or obtain building permits with Building Department.

Double Permit fee has been assessed to violation.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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:**
Rufus Mason 21 Traci Terr W. Pembroke Park, FL 33009	4792	6/30/2020 12:00:00 AM

Property Owner:	**Property Description:**
Rufus Mason 21 Traci Terr W. 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 #Rufus Mason - 21 Traci Terr W.

Mailing Purposes Only

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

March 17, 2020

TO: RUFUS MASON
21 TRACIE TERRACE W.
PEMBROKE PARK, FL 33009

LAKESHORE MOBILE HOME PARK
2701 S. PARK ROAD
PEMBROKE PARK, FL 33009

RE: TOWN OF PEMBROKE PARK v.
RUFUS MASON
CASE NO. 4792

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

Sent To:	**Case #:**	**Date:**
Rufus Mason 21 Traci Terr W. Pembroke Park, FL 33009	4792	3/5/2020 12:00:00 AM

Property Owner:	**Property Description:**
Rufus Mason 21 Traci Terr W. 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 #Rufus Mason - 21 Traci Terr W.

Mailing Purposes Only

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:

Rufus Mason

21 Traci Terr W.
Pembroke Park, FL 33009

Case #:

4792

Property Owner:

Rufus Mason

21 Traci Terr W.
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 #Rufus Mason - 21 Traci Terr W.

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

addition to mobile home; shed; fence; damaged patio roof; patio; A/C system installed without Building permits. Mobile home owner will need to verify with building permits or obtain building permits with Building Department.

Double Permit fee has been assessed to violation.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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.

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

3/5/2020

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Rufus Mason DATE 12/4 2019

SITE ADDRESS 21 Traci Terr W.

PERMIT # _____ SUB/PARK Lakeshore MHP Lot 21

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS Addition to mobile Home Shed, Fence, damaged Patio roof, Patio, A/c Installed without Building Permit

Mobile Home Owner will need Building Permits for all work

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☒ STRUCTURAL
- ☒ CODE ENF.
- ☒ PLUMBING
- ☐ SEWER
- ☒ MECHANICAL
- ☒ ZONING
- ☒ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL
966-4600

Jeffrey Louis EXT. # 213

INSPECTOR

2019/12/04 16:43:36

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Rufus Mason 21 Traci Terr W. Pembroke Park, FL 33009	4792	12/04/2019

Property Owner:	Property Description:	Certified Mail #:
Rufus Mason 21 Traci Terr W. 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 #Rufus Mason - 21 Traci Terr W.

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

Notes/Means of Correction:

addition to mobile home; shed; fence; damaged patio roof; patio; A/C system installed without Building permits. Mobile home owner will need to verify with building permits or obtain building permits with Building Department.

Double Permit fee has been assessed to violation.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code 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:	**Case #:**	**Date:**
Rufus Mason 21 Traci Terr W. Pembroke Park, FL 33009	4792	12/4/2019 12:00:00 AM

Property Owner:	**Property Description:**
Rufus Mason 21 Traci Terr W. 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 #Rufus Mason - 21 Traci Terr W.

Mailing Purposes Only


TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
TOWN HALL
954-4600
2019/12/04 16:44:44


WARNING!
2019/12/04 16:44:53


WARNING!
12/04/2019 05:06


12/04/2019 05:07


12/04/2019 05:07


12/04/2019 05:07


12/04/2019 05:42

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 4792
vs.	)	
RUFUS MASON 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: 21 TRACI TERR WEST, 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. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 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
LAKESHORE MOBILE HOME PARK LLC/Jalin Puello	22 Traci Terr W. Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jalin Puello - 22 Traci Terr W

Legal Description

Case Status Open **Case #** 4795 **Date Next Inspection** 8/17/2022

Notes addition to mobile home in front; propane tanks; multiple wall A/C's without Building Permits
discolored mobile home needs to be painted
Mobile home owner will need to obtain Building permits for addition/alterations to 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	Posted to Property
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
7/19/2022	8/17/2022	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 (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: 8/17/2022
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: 8/17/2022

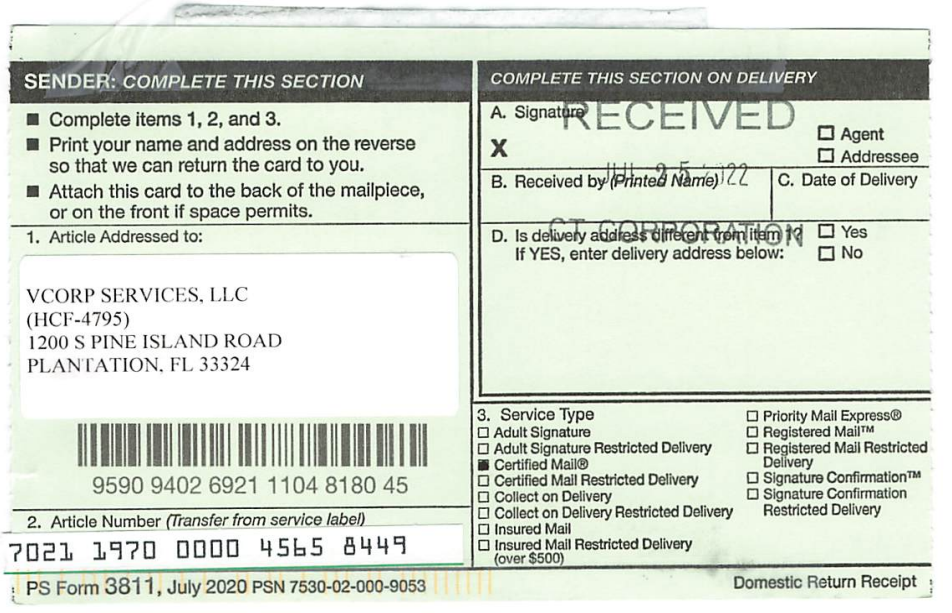
Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$23,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$23,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$23,100.00**



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
(HCF-4795)
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 6921 1104 8180 45

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8449

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

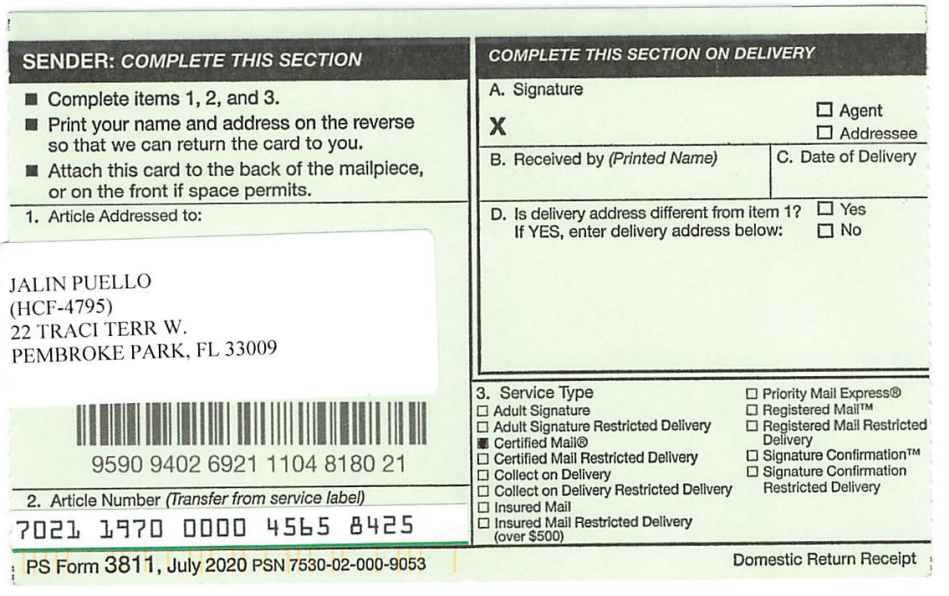
RECEIVED
JUL 25 2022
CT CORPORATION

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JALIN PUELLO
(HCF-4795)
22 TRACI TERR W.
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 8180 21

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8425

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

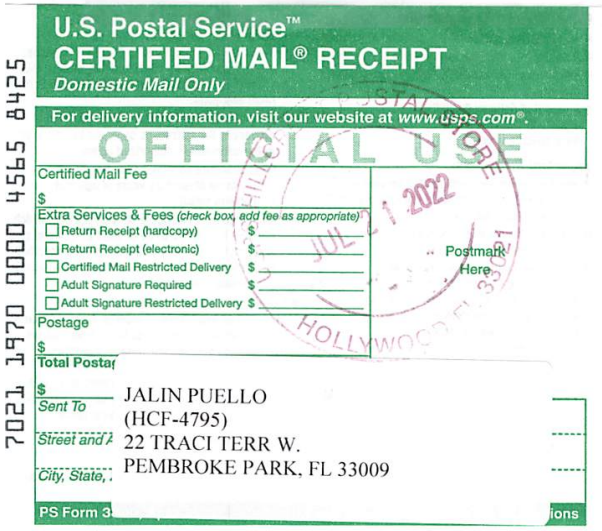
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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
Total Postage
Sent To
Street and Apt.
City, State, ZIP
LAKESHORE MOBILE HOME PARK LLC
(HCF-4795)
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301
Postmark Here
JUL 21 2022
HOLLYWOOD FL 33021
7021 1970 0000 4565 8432


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
Street and Apt.
City, State, ZIP
VCORP SERVICES, LLC
(HCF-4795)
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324
Postmark Here
JUL 21 2022
7021 1970 0000 4565 8449


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
Street and Apt.
City, State, ZIP
JALIN PUELLO
(HCF-4795)
22 TRACI TERR W.
PEMBROKE PARK, FL 33009
Postmark Here
JUL 21 2022
7021 1970 0000 4565 8425

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKESHORE MOBILE HOME PARK LLC/JALIN PUELLO CASE NO. 4795

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 22 TRACI TERR W. PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 22 TRACI TERR W. PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC/JALIN PUELLO AT 9:58 A.M. ON THE 22 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.

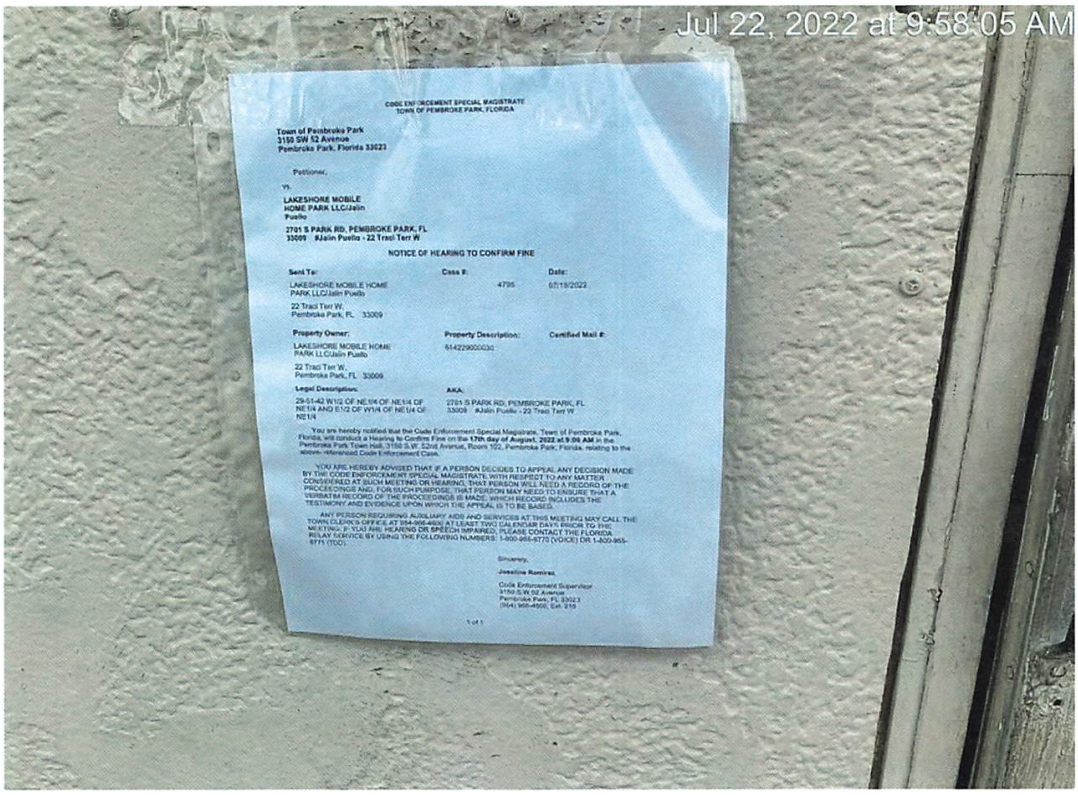
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

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 16 day of August, 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 22, 2022 at 9:58:05 AM
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/Jalin
Puello
2701 S PARK RD, PEMBROKE PARK, FL
33009 #Jalin Puello - 22 Traci Terr W
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
LAKESHORE MOBILE HOME
PARK LLC/Jalin Puello
4795
07/19/2022
22 Traci Terr W,
Pembroke Park, FL 33009
Property Owner:
Property Description:
Certified Mail #:
LAKESHORE MOBILE HOME
PARK LLC/Jalin Puello
514229000330
22 Traci Terr W,
Pembroke Park, FL 33009
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 #Jalin Puello - 22 Traci Terr W
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 17th day of August, 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. 219
1 of 1


Jul 22, 2022 at 9:58:12 AM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Jalin Puello

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jalin Puello - 22 Traci Terr W

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Jalin Puello	4795	07/19/2022
22 Traci Terr W. Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Jalin Puello	514229000030	
22 Traci Terr W. Pembroke Park, FL 33009		

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 #Jalin Puello - 22 Traci Terr W

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of August, 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. JALIN PUELLO ANNA REALVAZQUES Respondent(s)	Case No.: 4795

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: 22 TRACI TERR WEST, 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. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 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 SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. JALIN PUELLO ANNA REALVAZQUES Respondent(s)	Case No.: 4795

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: 22 TRACI TERR WEST, 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. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 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. 4795
JULIN PUELLO
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: JULIN PUELLO TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 22 TRACI TERR W, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED JULIN PUELLO. AT 1:55 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.

AFFIANT

STATE OF FLORIDA
COUNTY OF Broward

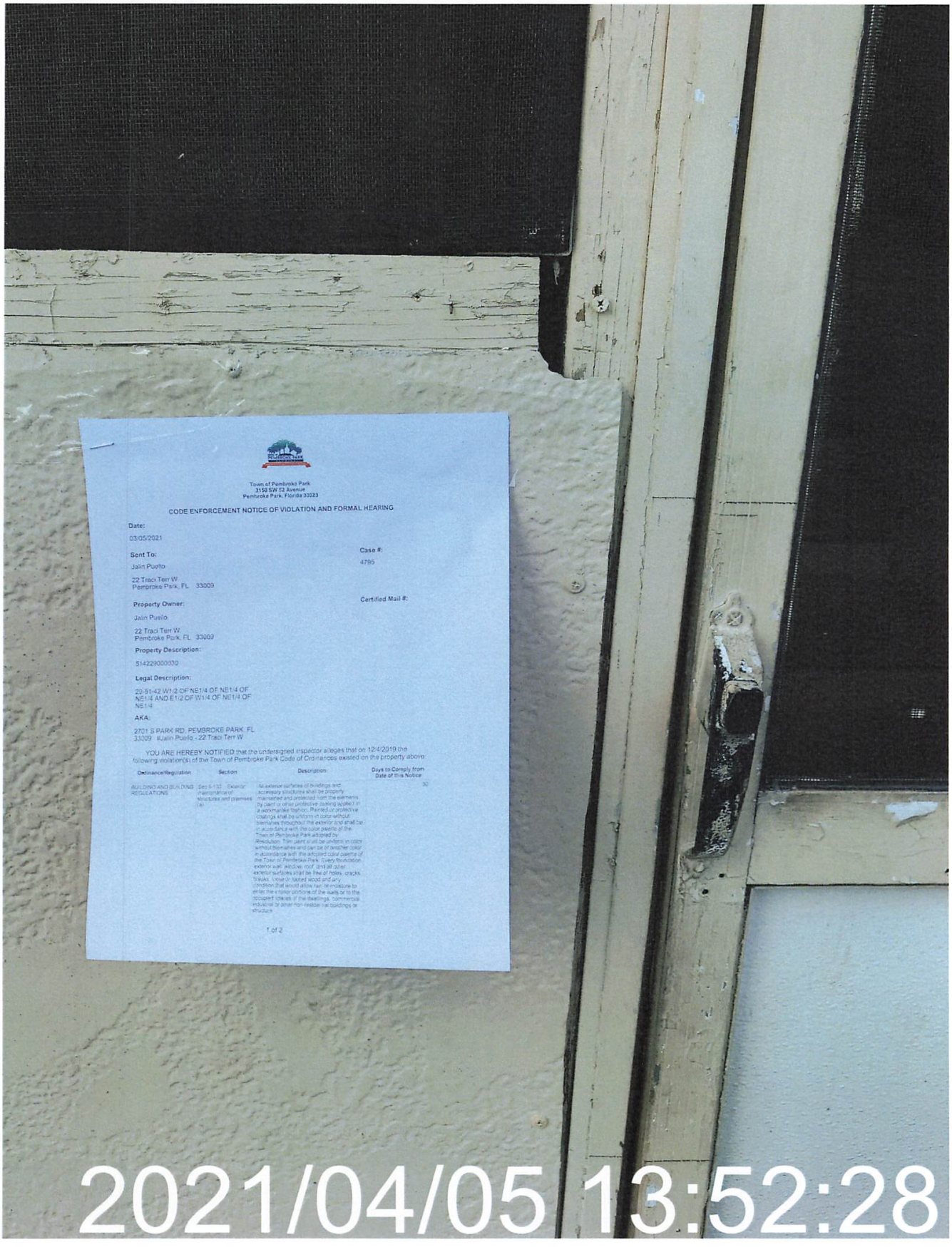
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary (_____)

(NOTARY SEAL) Name of Notary (Teressa Malcolm)

TERESSA NICOLETTE MALCOLM
Commission # GG 10255
Expires May 8, 2021
Bonded Thru Budget Notary Service

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:
Jalin Puello
22 Traci Terr W
Pembroke Park, FL 33009
Case #:
4795
Certified Mail #:
Property Owner:
Jalin Puello
22 Traci Terr W
Pembroke Park, FL 33009
Property Description:
514229000310
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 #Jalin Puello - 22 Traci Terr W
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 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 5-132 - Exterior maintenance of structures and premises (a)
All exterior surfaces of buildings and accessory structure 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 rotted wood and any condition that would allow rain or moisture to enter the exterior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure
30
1 of 2
2021/04/05 13:52:28



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 JALIN PUELLO NOH 4795
CURRENT TENANT/RESIDENT
Street and Apt. No 22 TRACI TERR W.
City, State, ZIP+4 PEMBROKE PARK,FL 33009

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 2201



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Hallandale FL 33009

OFFICIAL USE

Certified Mail Fee $3.60
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $2.85 $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $2.00
$
Total Postage and $8.45
$
Sent To LAKESHORE MOBILE HOME PARK
Street and Apt. No 2701 S PARK RD
City, State, ZIP+4 PEMBROKE PARK, FL 33009

0308 15

Postmark Here

03/17/2021

PS Form 3800, A

7019 2280 0002 0486 2362

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:

JALIN PUELLO NOH 4795
CURRENT TENANT/RESIDENT
22 TRACI TERR W.
PEMBROKE PARK,FL 33009

9590 9402 4839 9032 6969 77

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2201

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
☐ 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

9590 9402 2483 6306 0097 86

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2362

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
3-25-2021

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

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt


2021/04/05 13:52:40


22
24
2021/04/05 13:52:56


2021/04/05 13:53:21


2021/04/05 14:05:14


22
07.09.2020 12:20


07.09.2020 12:20


07.09.2020 12:20

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
Jalin Puello 22 Traci Terr W. Pembroke Park, FL 33009	4795	12/4/2019 12:00:00 AM

Property Owner:	Property Description:
Jalin Puello 22 Traci Terr W. 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 #Jalin Puello - 22 Traci Terr W

Mailing Purposes Only

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Jalin Puello 22 Traci Terr W. Pembroke Park, FL 33009	4795	12/04/2019

Property Owner:	Property Description:	Certified Mail #:
Jalin Puello 22 Traci Terr W. 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 #Jalin Puello - 22 Traci Terr W

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 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 (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

Notes/Means of Correction:

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

addition to mobile home in front; propane tanks; multiple wall A/C's without Building Permits
discolored mobile home needs to be painted
Mobile home owner will need to obtain Building permits for addition/alterations to mobile home.

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 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.

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

3/5/2020

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:

Jalin Puello

22 Traci Terr W.
Pembroke Park, FL 33009

Case #:

4795

Property Owner:

Jalin Puello

22 Traci Terr W.
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 #Jalin Puello - 22 Traci Terr W

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 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 (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

addition to mobile home in front; propane tanks; multiple wall A/C's without Building Permits
discolored mobile home needs to be painted
Mobile home owner will need to obtain Building permits for addition/alterations to mobile home.

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 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:
Jalin Puello 22 Traci Terr W. Pembroke Park, FL 33009	4795	6/30/2020 12:00:00 AM

Property Owner:	Property Description:
Jalin Puello 22 Traci Terr W. 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 #Jalin Puello - 22 Traci Terr W

Mailing Purposes Only

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

March 17, 2020

TO: JALIN PUELLO
22 TRACI TERRANCE W.
PEMBROKE PARK, FL 33009

LAKESHORE MOBILE HOME PARK
2701 S. PARK ROAD
PEMBROKE PARK, FL 33009

RE: TOWN OF PEMBROKE PARK v.
JALIN PUELLO
CASE NO. 4795

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

Sent To:	Case #:	Date:
Jalin Puello 22 Traci Terr W. Pembroke Park, FL 33009	4795	3/5/2020 12:00:00 AM

Property Owner:	Property Description:
Jalin Puello 22 Traci Terr W. 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 #Jalin Puello - 22 Traci Terr W

Mailing Purposes Only

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:

Jalin Puello

22 Traci Terr W.
Pembroke Park, FL 33009

Case #:

4795

Property Owner:

Jalin Puello

22 Traci Terr W.
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 #Jalin Puello - 22 Traci Terr W

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 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 (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

7019 1120 0000 9007 5343

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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 6.90

MAR - 7 2020

Postmark Here

Jalin Puello
22 Traci Terr W.
Pembroke Park, FL 33009

N.O.H #4791

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 1853

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Postmark Here

JALIN PUELLO
22 TRACI WEST
PEMBROKE PARK, FL 33009

NOH # 4795

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:
Jalin Puello
22 Traci Terr W.
Pembroke Park, FL 33009

N.O.H #4791

9590 9402 4839 9032 6962 74

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5343

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Jalin Puello ☐ 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
- ☐ 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

LS015
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LS042
LS043
LS044

4795

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Jalin Puello DATE 12/4 2019

SITE ADDRESS 22 Traci Terr W.

PERMIT # _____ SUB/PARK Lakeshore MHT Lot 94

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS addition to mobile Home in front, Propane Tanks, Multiple A/C's without Building permits. Disrelored Mobile Home in back will need to be painted Mobile Home owner will need Building Permits for addition/alterations, A/C's and Propane Tanks.

☒ 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 EXT. # 213

INSPECTOR

2019/12/04 16:05:08


TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
TOWN HALL
966-4600
2019/12/04 16:06:25


2019/12/04 16:06:43

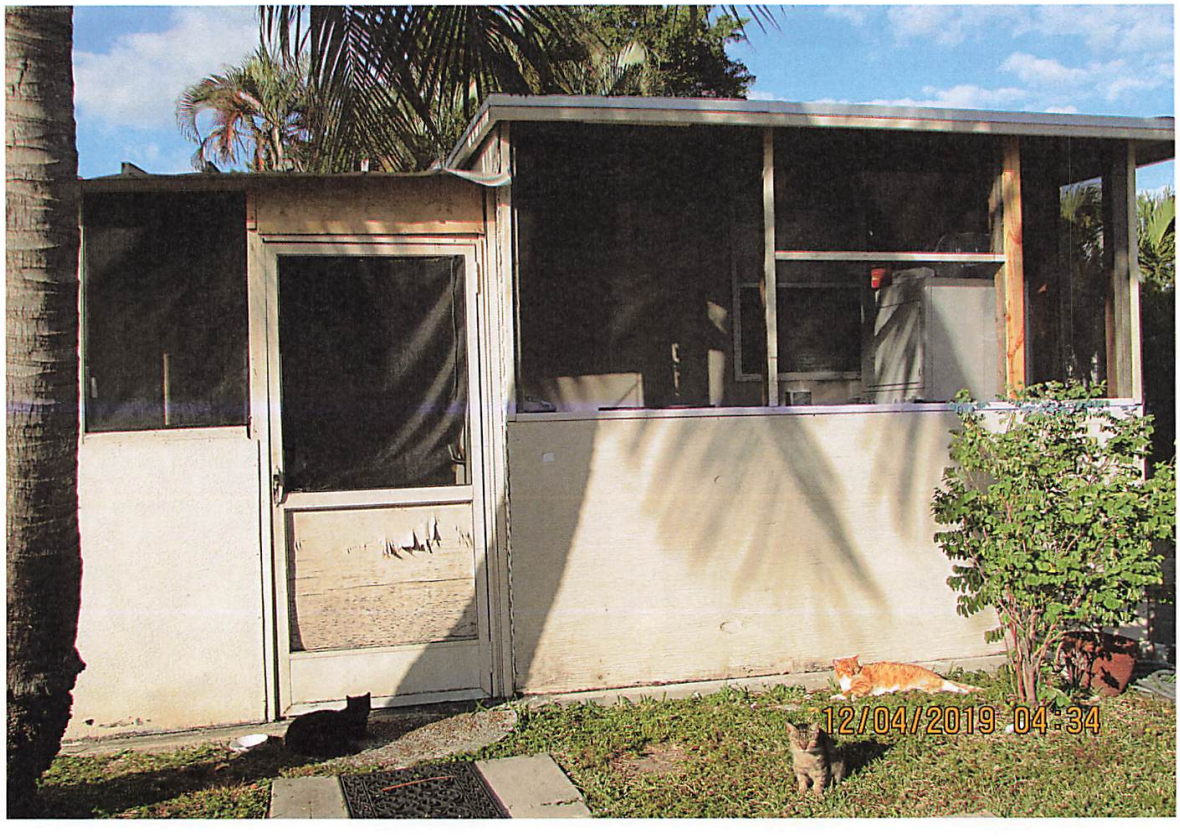

12/04/2019 04:33


12/04/2019 04:33


22
12/04/2019 04:33


22
12/04/2019 04:34


12/04/2019 04:34


12/04/2019 04:34


12/04/2019 04:34


12/04/2019 04:34


12/04/2019 04:51


12/04/2019 04:51

Case Overview

Property/Incident Information

Owner	Address	Site Address
GREEN ACRES PEMBROKE MHC LLC/Frank Anunzzio	3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #210

Legal Description

Case Status Open **Case #** 5554 **Date Next Inspection** 8/17/2022

Notes
1. Wooden deck/walkway built prior of obtaining a permit. Obtain permit with plans and inspections.
2. Addition (Screen room) built without permit. Obtain permit with plans and inspections.
3. Propane tank , remove prohibited stored item.
4. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2021		Notice of Violation	Hand
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
6/30/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
7/21/2021	7/20/2021	Amended Final Order	Certified Mail
7/19/2022	8/17/2022	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: 8/17/2022
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: 8/17/2022
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: 8/17/2022
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: 8/17/2022

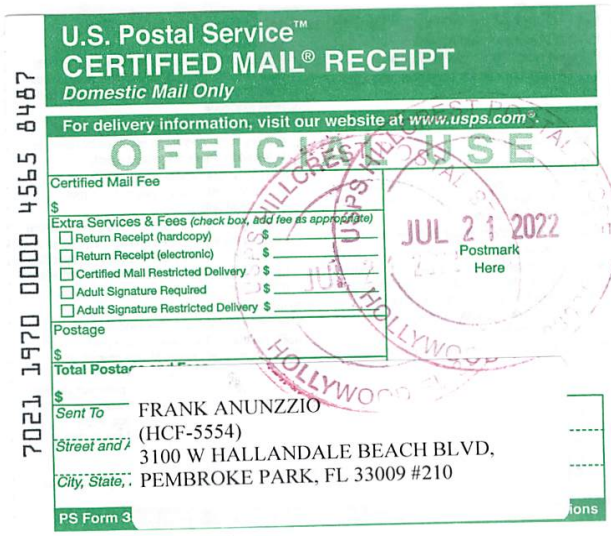
Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$13,600.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$13,700.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$13,700.00**



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

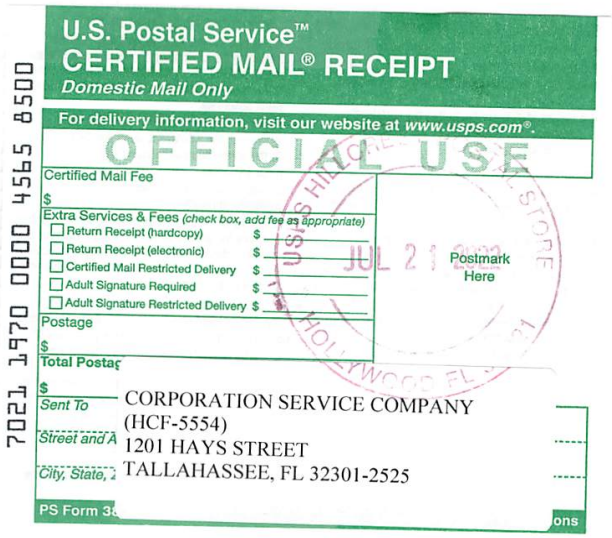
Total Postage
$

Sent To: FRANK ANUNZZIO
(HCF-5554)
Street and Apt. No.: 3100 W HALLANDALE BEACH BLVD,
City, State, ZIP+4®: PEMBROKE PARK, FL 33009 #210

PS Form 3800

JUL 21 2022
Postmark Here

7021 1970 0000 4565 8487



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- ☐ 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-5554)
Street and Apt. No.: 1201 HAYS STREET
City, State, ZIP+4®: TALLAHASSEE, FL 32301-2525

PS Form 3800

Postmark Here

7021 1970 0000 4565 8500



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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
$

Sent To: GREEN ACRES PEMBROKE MHC LLC
(HCF-5554)
Street and Apt. No.: 8800 N BRONX AVE 2 FL
City, State, ZIP+4®: SKOKIE IL 60077

PS Form 3800

JUL 21 2022
Postmark Here

7021 1970 0000 4565 8494



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
(HCF-5554)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 6921 1104 8181 06

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8500

COMPLETE THIS SECTION ON DELIVERY

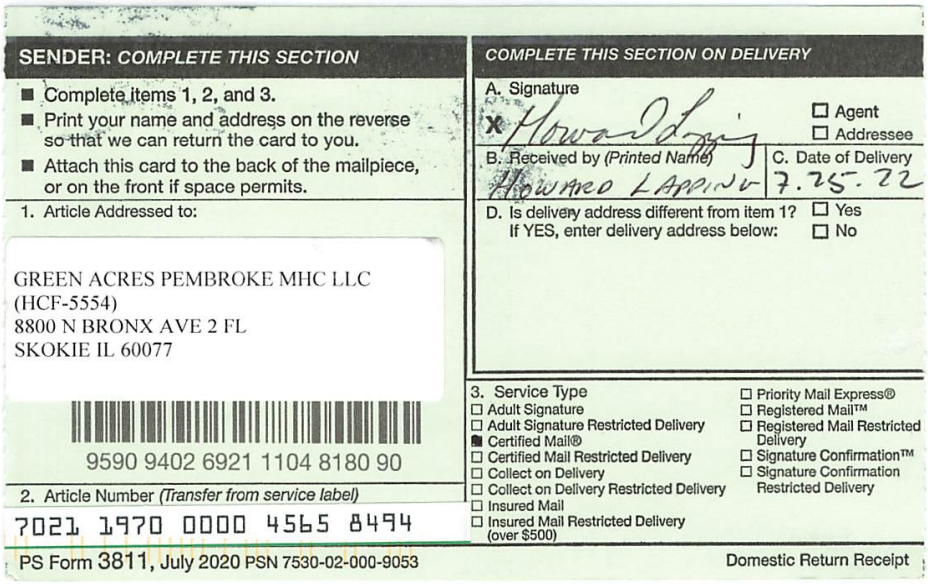
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Britany Doty | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GREEN ACRES PEMBROKE MHC LLC
(HCF-5554)
8800 N BRONX AVE 2 FL
SKOKIE IL 60077

9590 9402 6921 1104 8180 90

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8494

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* HOWARD LAPPIN | C. Date of Delivery 7.25.22

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.)

)

GREEN ACRES PEMBROKE MHC LLC/FRANK ANUNZZIO CASE NO. 5554

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #210

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #210

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: GREEN ACRES PEMBROKE MHC LLC/FRANK ANUNZZIO AT 10:51 A.M. ON THE 22 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.

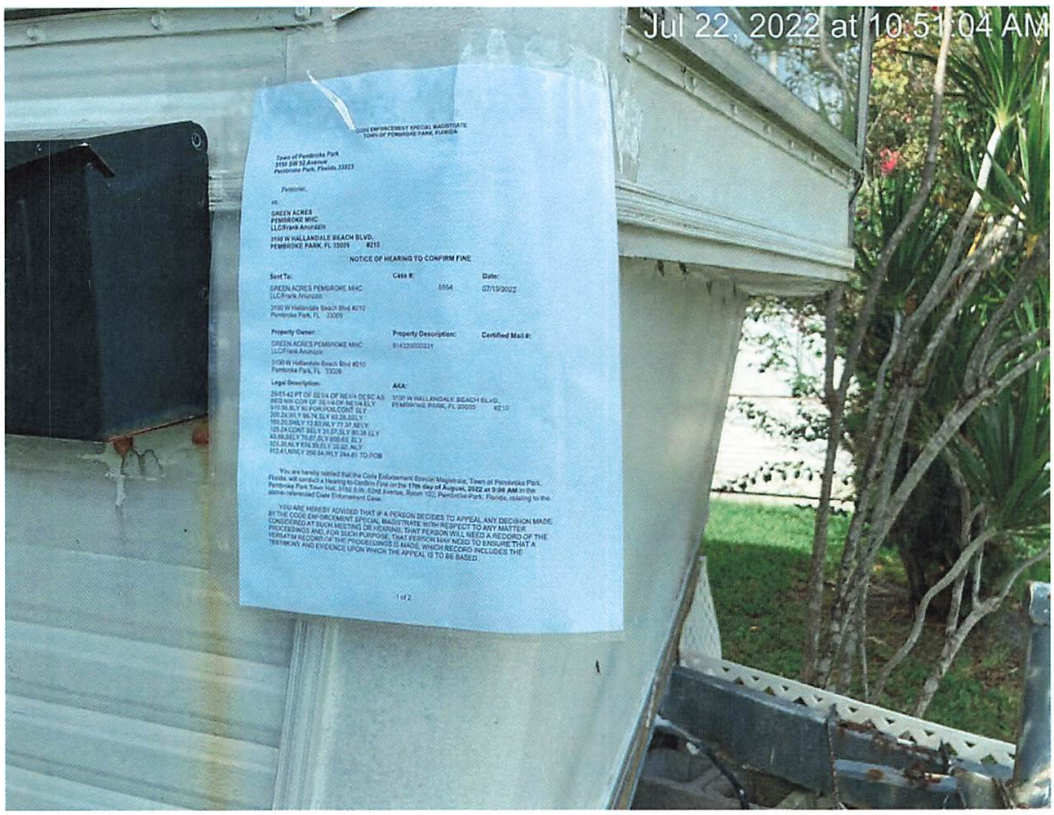
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [√] physical presence or [ ] online notarization this 16 day of August 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

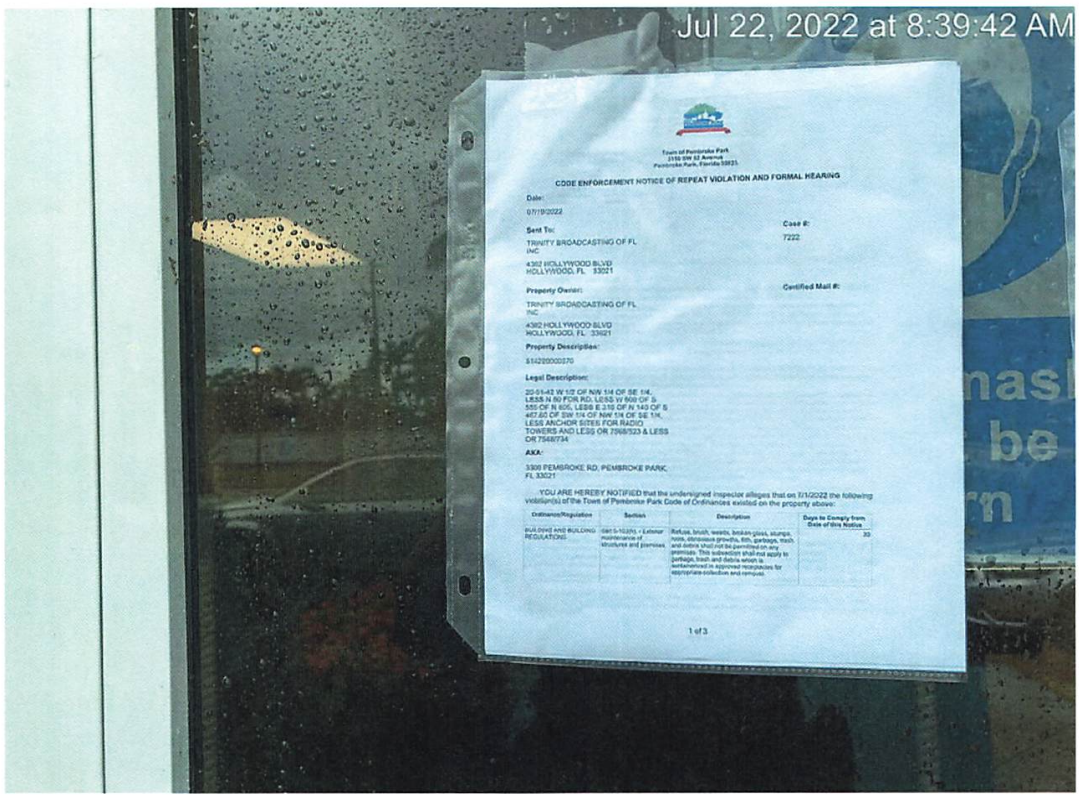
MP
Signature

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
through National Notary Assn.


Jul 22, 2022 at 10:51:04 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3155 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
GREEN ACRES
PEMBROKE MHC
LLC/Frank Anunziato
3150 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #210
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
GREEN ACRES PEMBROKE MHC
LLC/Frank Anunziato
3150 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009
5554
07/15/2022
Property Owner:
Property Description:
Certified Mail #:
GREEN ACRES PEMBROKE MHC
LLC/Frank Anunziato
3150 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009
Legal Description:
AKA:
3150 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #210
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 August, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3155 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.
1 of 2


Jul 22, 2022 at 10:51:11 AM


Jul 22, 2022 at 8:39:42 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
07/19/2022
Case #:
7222
Sent To:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Certified Mail #:
Property Owner:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Property Description:
514220000370
Legal Description:
22-51-42 W 1/2 OF N/W 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 900 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.50 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7668/323 & LESS OR 7548/734
AKA:
3300 PEMBROKE RD, PEMBROKE PARK, FL 33021
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/1/2022 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
Ord 5-102(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
1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Frank Anunzzio

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #210

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Frank Anunzzio	5554	07/19/2022
3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Frank Anunzzio	514229000331	
3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009		

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #210

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 August, 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. FRANK ANUNNIZO Respondent(s)	Case No.: 5554

Amended

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: 3100 W HALLANDALE BEACH BLVD LOT 210, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GREEN ACRES MHC LLC, 8800 N BRONX AVE 2 FLR, SKOKIE, IL 60077

FOLIO NO.: 514229000331

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 12-48 The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and 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; 12-48. **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 20 day of July, 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. FRANK ANUNZZIO Respondent(s)	Case No.: 5554

VACATION OF FINAL ORDER AND ISSUANCE OF CONTINUANCE ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3100 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: GREEN ACRES PEMBROKE MHC LLC, 8800 N BRONX AVE 2 FL, SKOKIE, IL, 60077

FOLIO NO.: 5142 29 00 0331

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

The Special Magistrate finds that the Final Order attached hereto as Exhibit A was entered in error and is hereby vacated and replaced with this Order of Continuance, as more fully set forth below.

ORDER

THEREFORE, it is the Order of the Special Magistrate that the fine confirmation hearing in regard to Case No. 5554 shall be continued until further notice.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 day of June, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5554
Petitioner,)
)
vs.)
)
FRANK ANUNZZIO)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3100 W Hallandale Beach Blvd Lot 210, Pembroke Park, FL 33009

PROPERTY OWNER: Green Acres Pembroke LLC, 8800 N Bronx Ave 2nd Floor, Skokie, IL 60077

FOLIO NO.: 514229000331

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 12-48 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **$50.00** PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of May, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
Frank Anunzzio	3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #210

Legal Description

Case Status Open **Case #** 5554 **Date Next Inspection** 7/20/2021

Notes
1. Wooden deck/walkway built prior of obtaining a permit. Obtain permit with plans and inspections.
2. Addition (Screen room) built without permit. Obtain permit with plans and inspections.
3. Propane tank , remove prohibited stored item.
4. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2021		Notice of Violation	Hand
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
6/30/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 7/20/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/20/2021

NOV #5554

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Sent To:

Frank Anunzzio

3100 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009

Case #:

5554

Property Owner:

Property Desc:



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and
$ 6.96

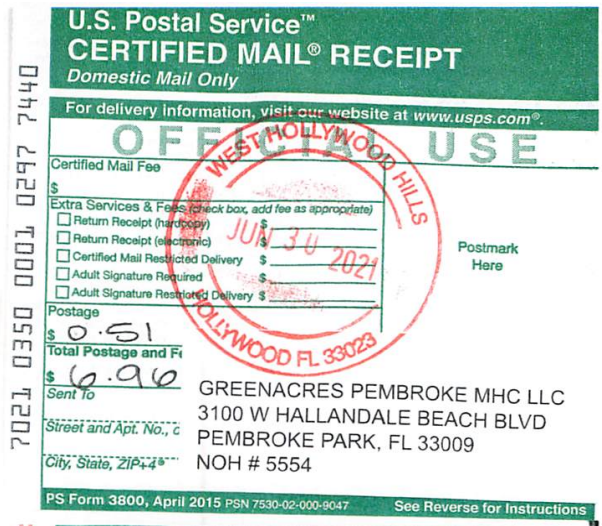
Sent To
Street and Apt. No
City, State, ZIP+4

FRANK ANUNNZZIO
3100 W HALLANDALE BEACH BLVD LOT
210
PEMBROKE PARK, FL 33009
NOIH # 5554

PS Form 3800, April

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0297 7433



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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
$ 0.51

Total Postage and Fe
$ 6.96

Sent To
Street and Apt. No., c
City, State, ZIP+4

GREENACRES PEMBROKE MHC LLC
3100 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
NOH # 5554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0297 7440



U.S. Postal Service™
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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.91

Total Postage an
$ 7.36

Sent To
Street and Apt. No
City, State, ZIP+4

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
NOH # 4343, 5554, & 5705

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0297 7419

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
GREEN ACRES PEMBROKE MHC, LLC

Filing Information

Document Number	M17000000264
FEI/EIN Number	81-4775870
Date Filed	01/10/2017
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Mailing Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title Manager

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	05/04/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
05/04/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
07/04/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3100 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	GREEN ACRES PEMBROKE MHC LLC
Mailing Address	8800 N BRONX AVE 2 FL SKOKIE IL 60077

ID #	5142 29 00 0331
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 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$3,001,950	$205,610	$3,207,560	$3,207,560	
2020	$2,729,050	$194,030	$2,923,080	$2,923,080	$63,085.33
2019	$2,729,050	$194,160	$2,923,210	$2,915,330	$63,706.43

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,207,560	$3,207,560	$3,207,560	$3,207,560
Portability	0	0	0	0
Assessed/SOH	$3,207,560	$3,207,560	$3,207,560	$3,207,560
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,207,560	$3,207,560	$3,207,560	$3,207,560

Sales History

Date	Type	Price	Book/Page or CIN
1/30/2017	SW*-E	$4,938,000	114182283
10/1/1970	WD	$5,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$5.50	545,809	SF
Adj. Bldg. S.F. (Card, Sketch)		3136
Eff./Act. Year Built: 1978/1977		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

Frank Anunzzio

3100 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009

Case #:

5554

Property Owner:

Frank Anunzzio

3100 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000331

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #210

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Wooden deck/walkway built prior of obtaining a permit. Obtain permit with plans and inspections.
2. Addition (Screen room) built without permit. Obtain permit with plans and inspections.
3. Propane tank , remove prohibited stored item.
4. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

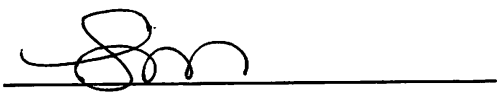
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



6/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
FRANK ANUNZZIO	)	CASE NO. 5554
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: FRANK ANUNZZIO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING ADDRESS:

3100 W HALLANDALE BEACH BLV LOT 210, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: FRANK ANUNZZIO
AT 1:07 A.M./(P.M.) ON THE 6 DAY OF JULY 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

( ) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

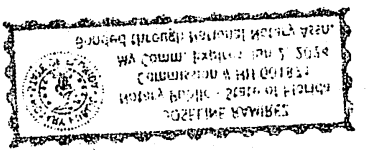
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 16 day of July, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

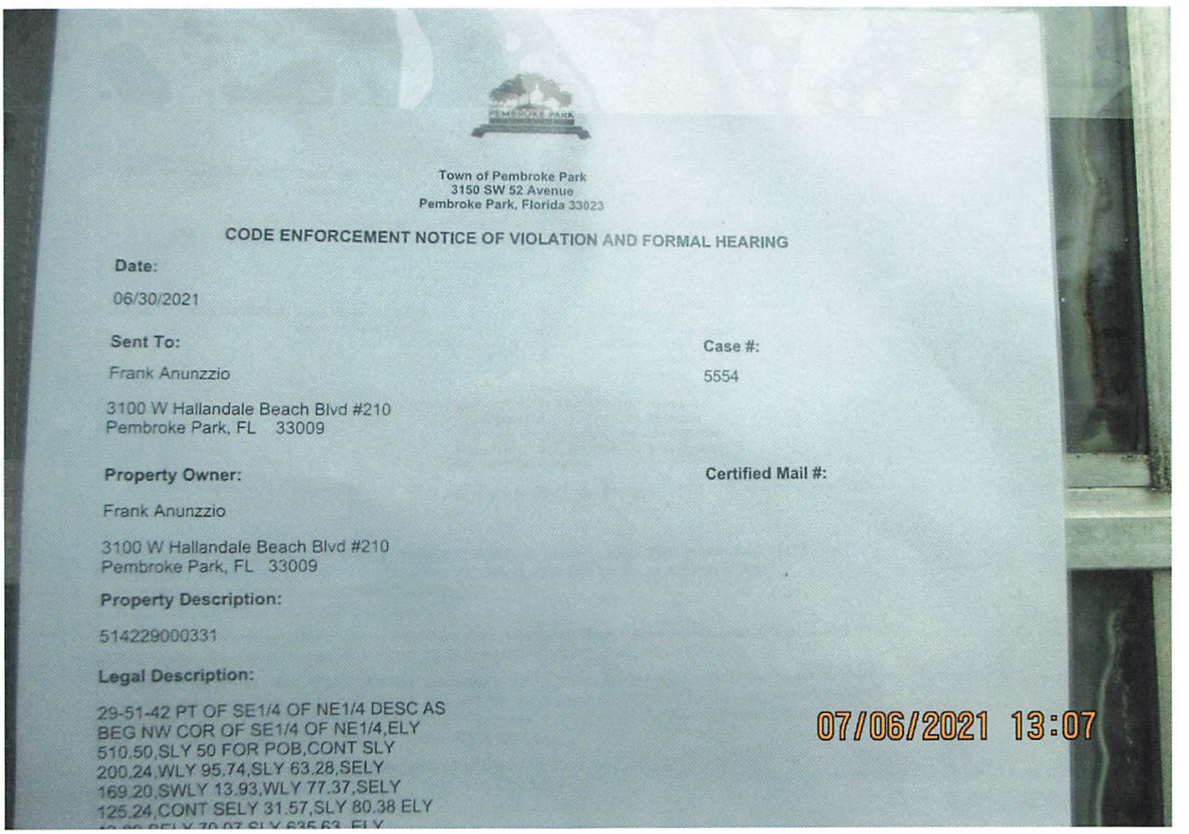
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.







Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

Frank Anunzzio

3100 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009

Case #:

5554

Property Owner:

Frank Anunzzio

3100 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009

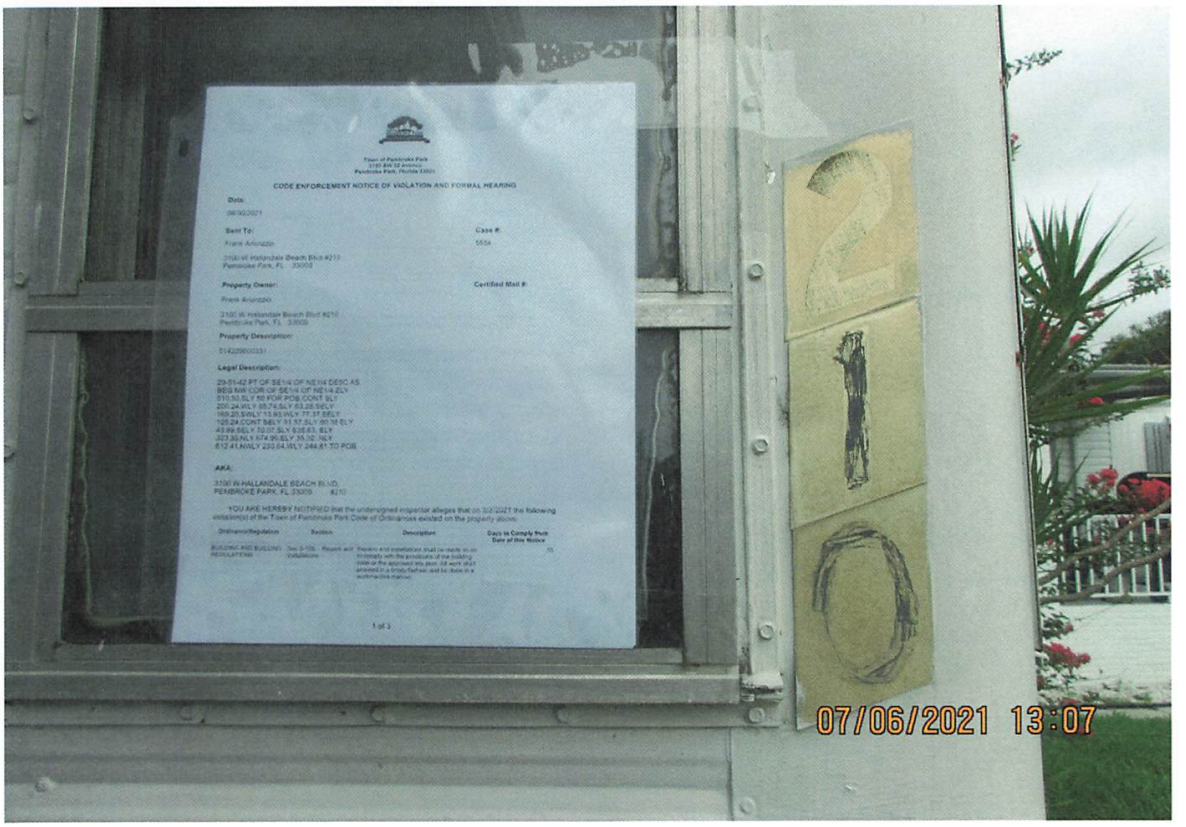
Certified Mail #:

Property Description:

514229000331

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4,ELY
510.50,SLY 50 FOR POB,CONT SLY
200.24,WLY 95.74,SLY 63.28,SELY
169.20,SWLY 13.93,WLY 77.37,SELY
125.24,CONT SELY 31.57,SLY 80.38 ELY


Town of Pembroke Park
3101 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
Sent To:
Case #:
Property Owner:
Certified Mail #:
Property Description:
Legal Description:
AKA:
3100 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
1 of 3
07/06/2021 13:07

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

Frank Anunzzio

3100 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009

Case #:

5554

Date:

3/2/2021 12:00:00 AM

Property Owner:

Frank Anunzzio

3100 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009

Property Description:

514229000331

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

AKA:

3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #210

Mailing Purposes Only

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5554

FRANK ANUNIZZO
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: FRANK ANUNIZZO
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3100 W HALLANDALE BEACH BLVD LOT 210, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: FRANK ANUNIZZO
AT 8:40 A.M./P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 17 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


STAPLES
05/10/2021 08:46


05/10/2021 08:45


05/10/2021 08:45


05/10/2021 08:45


05/10/2021 08:45


05/10/2021 08:45


05/10/2021 08:45


05/10/2021 08:45


05/10/2021 08:45


05/10/2021 08:45


05/10/2021 08:46


05/10/2021 08:46

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Frank Anunzzio 3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009	5554	03/02/2021

Property Owner:	Property Description:	Certified Mail #:
Frank Anunzzio 3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009	514229000331	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #210

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

1. Wooden deck/walkway built prior of obtaining a permit. Obtain permit with plans and inspections.
2. Addition (Screen room) built without permit. Obtain permit with plans and inspections.
3. Propane tank , remove prohibited stored item.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name _____ Date 3-1-2021

Site Address 3100 W Hallandale Beach BLVD Lot 210 Case # _____

Sub/Park Green Acres M/H

Permit # _____

- ☐ *STOP ALL WORK
- ☑ No Building Permit
- ☑ Violation of Florida Building Code # 5-105;2(A)2(B)
- ☑ Violation of Town Ordinance # _____
- ☐ NFPA # _____
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

wooden deck built without permit.
Addition and shed installed without permit
propane tank needs to be removed.

Corrective Action(s)

Obtain Building permit with plans & inspections for shed, screen room, & wooden deck. (walk way) & remove propane tank.

- ☑ Structural
- ☑ Code Enforcement
- ☐ Plumbing
- ☑ Zoning
- ☑ Mechanical
- ☐ Business Tax Receipt
- ☐ Electrical
- ☐ Other _____

☑ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:
- ☑ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☑ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

Posted on door
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

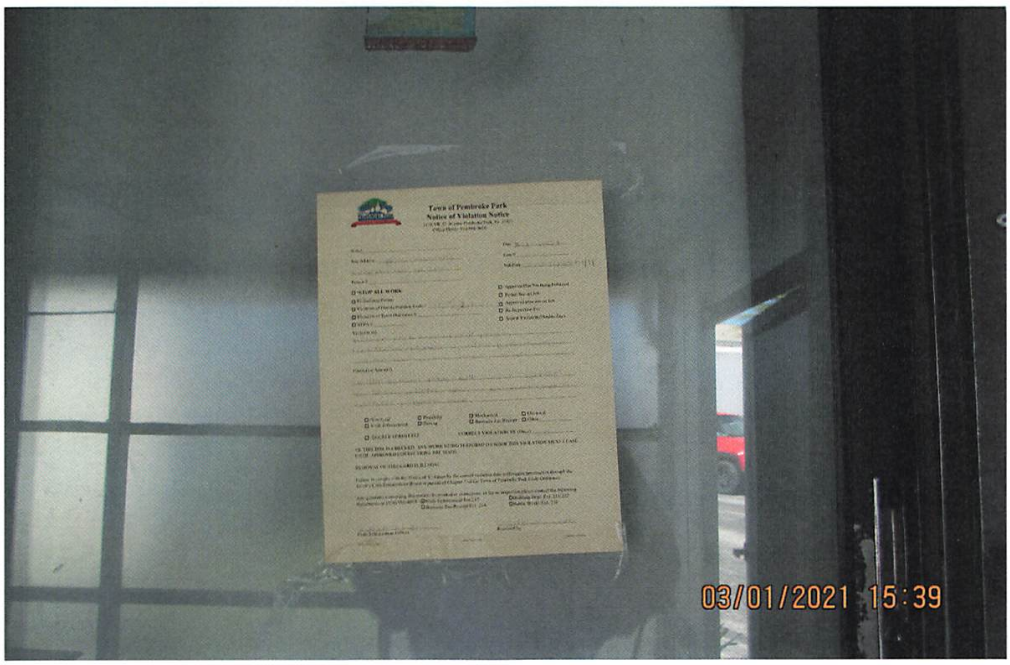

03/01/2021 15:20


03/01/2021 15:19


03/01/2021 15:19


03/01/2021 15:19


03/01/2021 15:19


Town of Pembroke Park
Notice of Violation Notice
03/01/2021 15:39


03/01/2021 15:20


03/01/2021 15:20


03/01/2021 15:20


03/01/2021 15:20


03/01/2021 15:20


03/01/2021 15:29


03/01/2021 15:29


03/01/2021 15:29

Case Overview

Property/Incident Information

Owner	Address	Site Address
Frank Anunzzio	3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #210

Legal Description

Case Status Open **Case #** 5554 **Date Next Inspection** 6/30/2021

Notes
1. Wooden deck/walkway built prior of obtaining a permit. Obtain permit with plans and inspections.
2. Addition (Screen room) built without permit. Obtain permit with plans and inspections.
3. Propane tank , remove prohibited stored item.
4. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2021		Notice of Violation	Hand
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail
5/26/2021	5/18/2021	Final Order	

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: 6/30/2021
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: 6/30/2021
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: 6/30/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/30/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$0.00
Admin Fixed		Admin Fixed		$0.00
			Total Fines	**$0.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$0.00

Case Overview

Property/Incident Information

Owner	Address	Site Address
Frank Anunzzio	3100 W Hallandale Beach Blvd #210 Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #210

Legal Description

Case Status Open **Case #** 5554 **Date Next Inspection** 5/18/2021

Notes
1. Wooden deck/walkway built prior of obtaining a permit. Obtain permit with plans and inspections.
2. Addition (Screen room) built without permit. Obtain permit with plans and inspections.
3. Propane tank , remove prohibited stored item.
4. A double permit fee has been assessed.

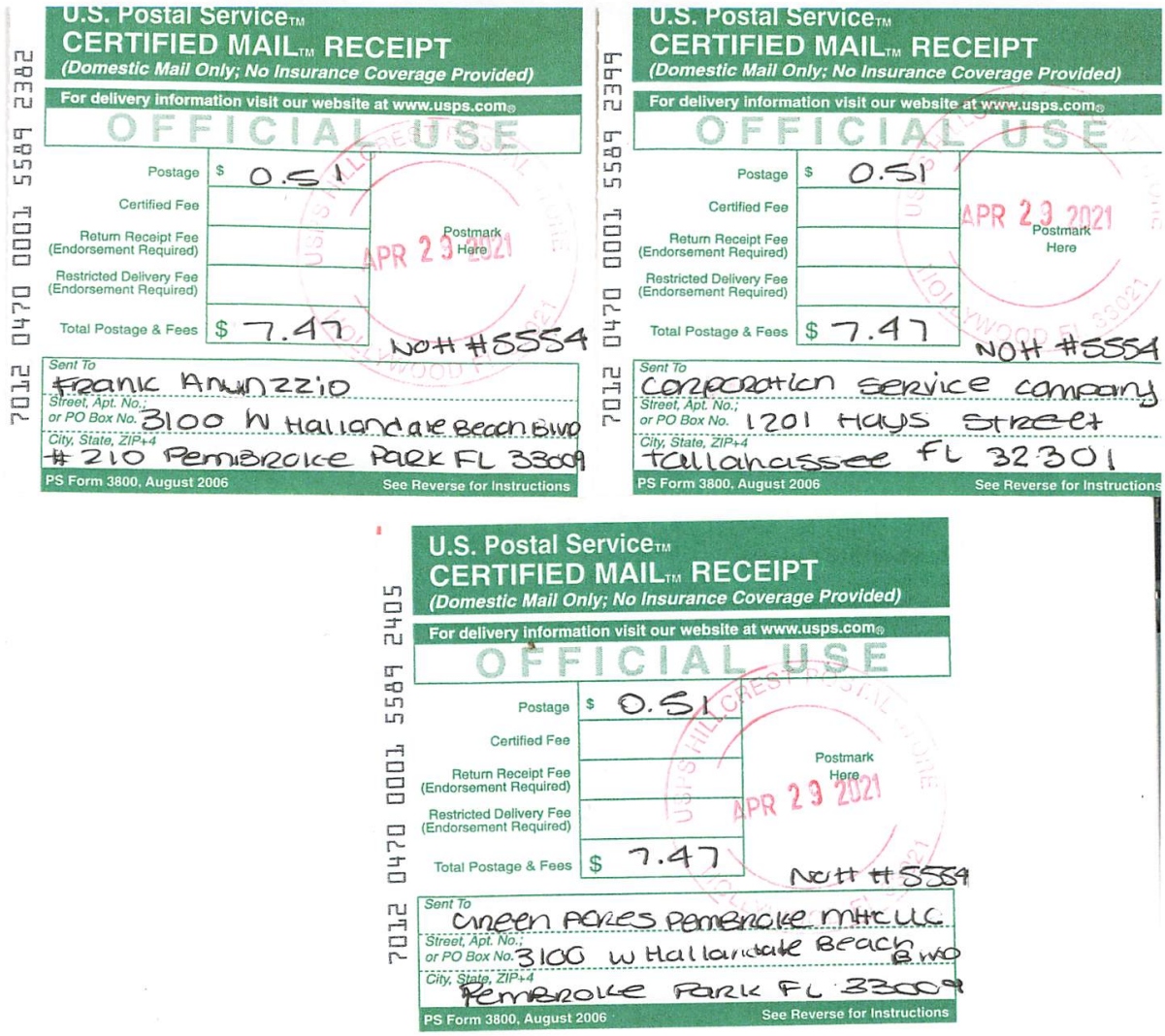
Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2021		Notice of Violation	Hand
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Status
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as provisions of the building code or the approve proceed in a timely fashion and be done in a	pliance - on Date: /18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require complete the permitting application process i to, pictures, maps, sealed plans, survey, spe and any other documents that are necessary application process. (Ord. No. 13-09-01, § 2,	pliance - ion Date: 5/18/2021
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: 5/18/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 5/18/2021

NO permits as of 5/13/21



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 0.51
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 7.47
Postmark Here
APR 29 2021
NOH #5554
7012 0470 0001 5589 2382
Sent To
Frank Anunzio
Street, Apt. No.; or PO Box No. 3100 W Hallandale Beach Blvd
City, State, ZIP+4 #210 Pembroke Park FL 33009
PS Form 3800, August 2006
See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 0.51
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 7.47
Postmark Here
APR 29 2021
NOH #5554
7012 0470 0001 5589 2399
Sent To
Corporation Service Company
Street, Apt. No.; or PO Box No. 1201 Hays Street
City, State, ZIP+4 Tallahassee FL 32301
PS Form 3800, August 2006
See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 0.51
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 7.47
Postmark Here
APR 29 2021
NOH #5554
7012 0470 0001 5589 2405
Sent To
Green Acres Pembroke MHC LLC
Street, Apt. No.; or PO Box No. 3100 W Hallandale Beach Blvd
City, State, ZIP+4 Pembroke Park FL 33009
PS Form 3800, August 2006
See Reverse for Instructions

Detail by Entity Name

Foreign Limited Liability Company
GREEN ACRES PEMBROKE MHC, LLC

Filing Information

Document Number	M17000000264
FEI/EIN Number	81-4775870
Date Filed	01/10/2017
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Mailing Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title Manager

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	05/04/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
05/04/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
07/04/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- Foreign Limited	View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3100 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	GREEN ACRES PEMBROKE MHC LLC
Mailing Address	8800 N BRONX AVE 2 FL SKOKIE IL 60077

ID #	5142 29 00 0331
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 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$3,001,950	$205,610	$3,207,560	$3,207,560	
2020	$2,729,050	$194,030	$2,923,080	$2,923,080	$63,085.33
2019	$2,729,050	$194,160	$2,923,210	$2,915,330	$63,706.43

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,207,560	$3,207,560	$3,207,560	$3,207,560
Portability	0	0	0	0
Assessed/SOH	$3,207,560	$3,207,560	$3,207,560	$3,207,560
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,207,560	$3,207,560	$3,207,560	$3,207,560

Sales History

Date	Type	Price	Book/Page or CIN
1/30/2017	SW*-E	$4,938,000	114182283
10/1/1970	WD	$5,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$5.50	545,809	SF
Adj. Bldg. S.F. (Card, Sketch)		3136
Eff./Act. Year Built: 1978/1977		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

Frank Anunzzio

3100 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009

Case #:

5554

Property Owner:

Frank Anunzzio

3100 W Hallandale Beach Blvd #210
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000331

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4,ELY
510.50,SLY 50 FOR POB,CONT SLY
200.24,WLY 95.74,SLY 63.28,SELY
169.20,SWLY 13.93,WLY 77.37,SELY
125.24,CONT SELY 31.57,SLY 80.38 ELY
43.89,SELY 70.07,SLY 635.63, ELY
323.30,NLY 674.99,ELY 35.02, NLY
612.41,NWLY 250.64,WLY 244.81 TO POB

AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #210

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Wooden deck/walkway built prior of obtaining a permit. Obtain permit with plans and inspections.
2. Addition (Screen room) built without permit. Obtain permit with plans and inspections.
3. Propane tank , remove prohibited stored item.
4. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

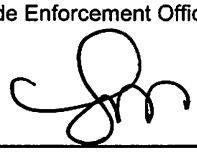
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Teressa Malcolm

Code Enforcement Officer



4/29/2021

Detail by Entity Name

Foreign Limited Liability Company
GREEN ACRES PEMBROKE MHC, LLC

Filing Information

Document Number	M17000000264
FEI/EIN Number	81-4775870
Date Filed	01/10/2017
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Mailing Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title Manager

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

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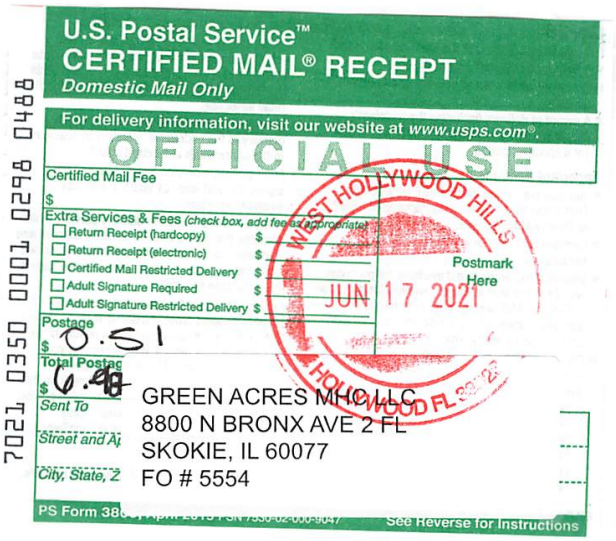
04/30/2019 -- ANNUAL REPORT	View image in PDF format
07/04/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- Foreign Limited	View image in PDF format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Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
0.51
6.98
Sent To
GREEN ACRES MHC LLC
8800 N BRONX AVE 2 FL
SKOKIE, IL 60077
FO # 5554
WEST HOLLYWOOD HILLS
JUN 17 2021
Postmark Here
7021 0350 0001 0298 0488
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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
0.51
6.98
Sent To
FRANK ANUNZZIO
3100 W HALLANDALE BEACH BLVD
LOT 210
PEMBROKE PARK, FL 33009
FO # 5554
JUN 17 2021
Postmark Here
HOLLYWOOD FL 33023
7021 0350 0001 0298 0365



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Certified Mail Fee
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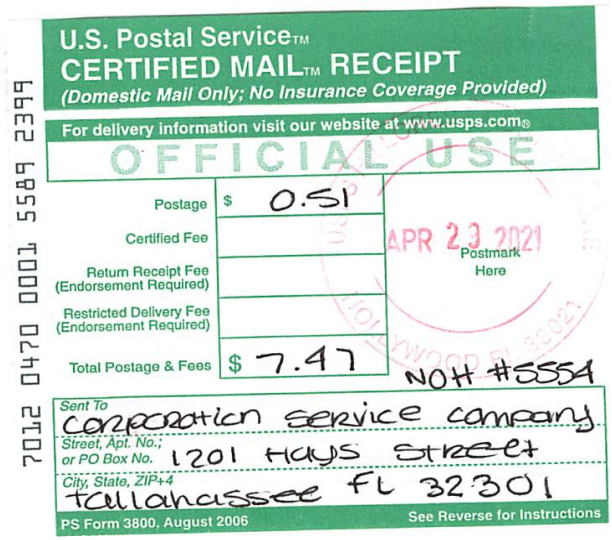
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.51
Total Postage and
$ 6.96
Sent To
Street and Apt. No
City, State, ZIP+4

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

FRANK ANUNNZZIO
3100 W HALLANDALE BEACH BLVD LOT 210
PEMBROKE PARK, FL 33009
NOIH # 5554

PS Form 3800, April

7021 0350 0001 0297 7433



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Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 7.47

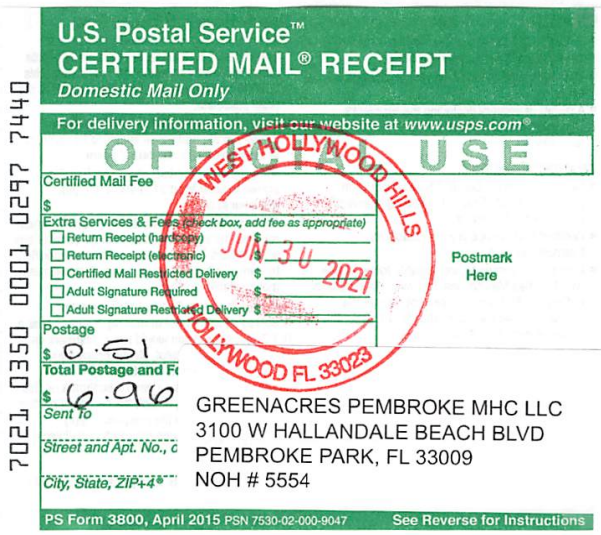
APR 23 2021
Postmark Here

NOH #5554

Sent To Corporation Service Company
Street, Apt. No.; or PO Box No. 1201 Hays Street
City, State, ZIP+4 Tallahassee FL 32301

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 5589 2399



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.51
Total Postage and Fe
$ 6.96
Sent To
Street and Apt. No., c
City, State, ZIP+4

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

GREENACRES PEMBROKE MHC LLC
3100 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
NOH # 5554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7440



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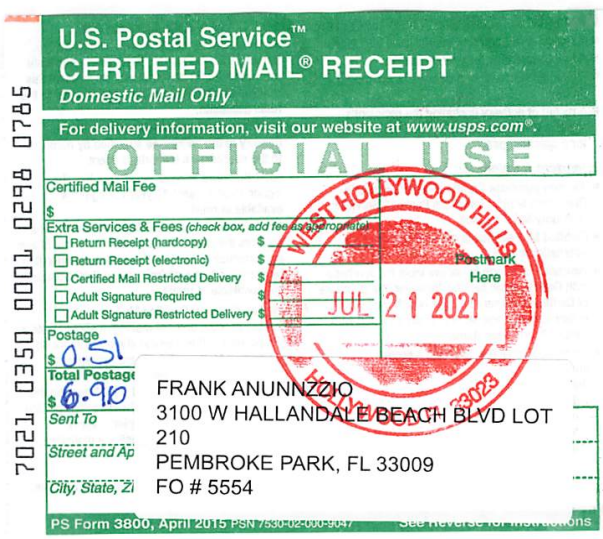
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.91
Total Postage an
$ 7.36
Sent To
Street and Apt. No
City, State, ZIP+4

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
NOH # 4343, 5554, & 5705

PS Form 3800, April

7021 0350 0001 0297 7419



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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.51
Total Postage
$ 6.90
Sent To
Street and Ap
City, State, Zi

WEST HOLLYWOOD HILLS
JUL 21 2021
HOLLYWOOD FL 33023
Postmark Here

FRANK ANUNNZZIO
3100 W HALLANDALE BEACH BLVD LOT 210
PEMBROKE PARK, FL 33009
FO # 5554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0785



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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.51
Total Postage
$ 6.96
Sent To
Street and Apt.
City, State, ZIP

WEST HOLLYWOOD HILLS
JUL 21 2021
HOLLYWOOD FL 33023
Postmark Here

GREENACRES PEMBROKE MHC LLC
3100 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
FO # 5554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0792

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:

GREEN ACRES PEMBROKE MHC LLC
3100 W HALLANDALE BEACH BLVD
PEMBROKE PARK FL 33009

9590 9402 2483 6306 0098 61

2. Article Number (Transfer from service label)
7012 0470 0001 5589 2405

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 5/11/21

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
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail 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:

GREENACRES PEMBROKE MHC LLC
3100 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
NOH # 5554

9590 9402 6610 1028 6973 03

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7440

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 7/3/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7012 0470 0001 5589 2405

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Postage	$ 0.51
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 7.47

Postmark Here
APR 23 2021

NOH #5554

Sent To: GREEN ACRES PEMBROKE MHC LLC
Street, Apt. No.; or PO Box No. 3100 W Hallandale Beach Blvd
City, State, ZIP+4 PEMBROKE PARK FL 33009

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 5589 2382

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Postage	$ 0.51
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 7.47

Postmark Here
APR 23 2021

NOH #5554

Sent To: Frank Anunzio
Street, Apt. No.; or PO Box No. 3100 W Hallandale Beach Blvd
City, State, ZIP+4 #210 Pembroke Park FL 33009

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GREEN ACRES MHC LLC
8800 N BRONX AVE 2 FL
SKOKIE, IL 60077
FO # 5554

9590 9402 6610 1028 6951 87

2. Article Number *(Transfer from service label)*

7021 0350 0001 0298 0488

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X CW

☐ 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

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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.
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1. Article Addressed to:

GREENACRES PEMBROKE MHC LLC
3100 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
FO # 5554

9590 9402 6610 1028 6962 52

2. Article Number *(Transfer from service label)*

7021 0350 0001 0298 0792

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 7/24/21

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

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SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
FO # 4343, 5554, & 5705

9590 9402 6610 1028 6964 67

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 6566

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Ronnie Long

☐ 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
☐ 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

Case Overview

Property/Incident Information

Owner	Address	Site Address
DAVID E ZELL TR ZELL, DAVID E TRS/Gladys Manana	2308 SW 31 CT Pembroke Park, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

Legal Description

Case Status Open **Case #** 5558 **Date Next Inspection** 8/17/2022

Notes

1. Windows changed out without a permit. Obtain permit, plans, and inspections.
2. Doors changed out without a permit. Obtain permit, plans, and inspections.
3. Multiple addition added to original mobile home. Obtain permit, plans, and inspections for addition including possible electrical and mechanical work for a/c unit.
4. Wooden deck or walk way built without a permit. Obtain permit, plans, and inspections.
5. Screen room/porch added without permit. Obtain permit, plans, and inspections.
6. Double permit fee assessed for all work done prior of obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2021		Notice of Violation	Hand
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
6/30/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/27/2021	7/20/2021	Amended Final Order	
7/19/2022	8/17/2022	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: 8/17/2022
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: 8/17/2022

Case Overview

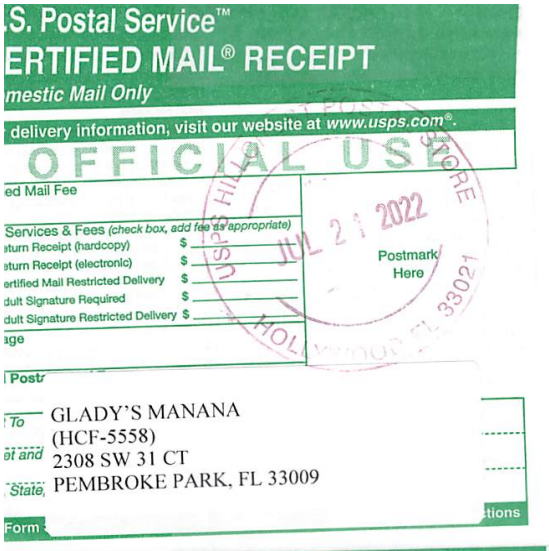
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply 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: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 8/17/2022
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: 8/17/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$15,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$15,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$15,200.00**


S. Postal Service™
ERTIFIED MAIL® RECEIPT
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delivery information, visit our website at www.usps.com®.
OFFICIAL USE
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Services & Fees (check box, add fee as appropriate)
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JUL 21 2022
Post
To GLADY'S MANANA
(HCF-5558)
et and 2308 SW 31 CT
State, PEMBROKE PARK, FL 33009
Form
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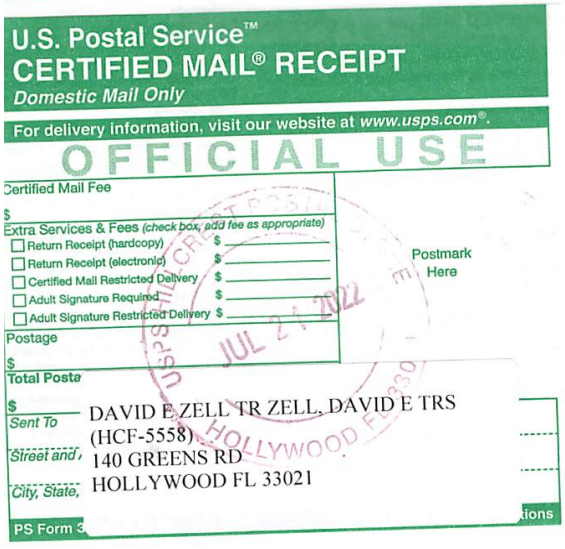
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Posta
$
Sent To DAVID E ZELL TR ZELL, DAVID E TRS
(HCF-5558)
Street and 140 GREENS RD
City, State, HOLLYWOOD FL 33021
PS Form 3
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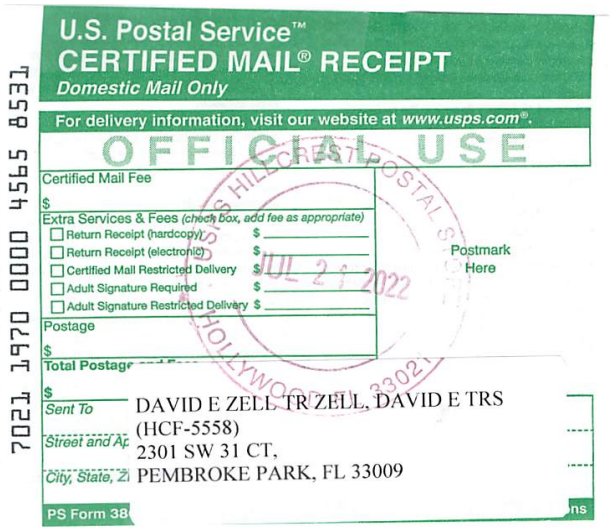
Postmark Here
JUL 21 2022


7021 1970 0000 4565 8531
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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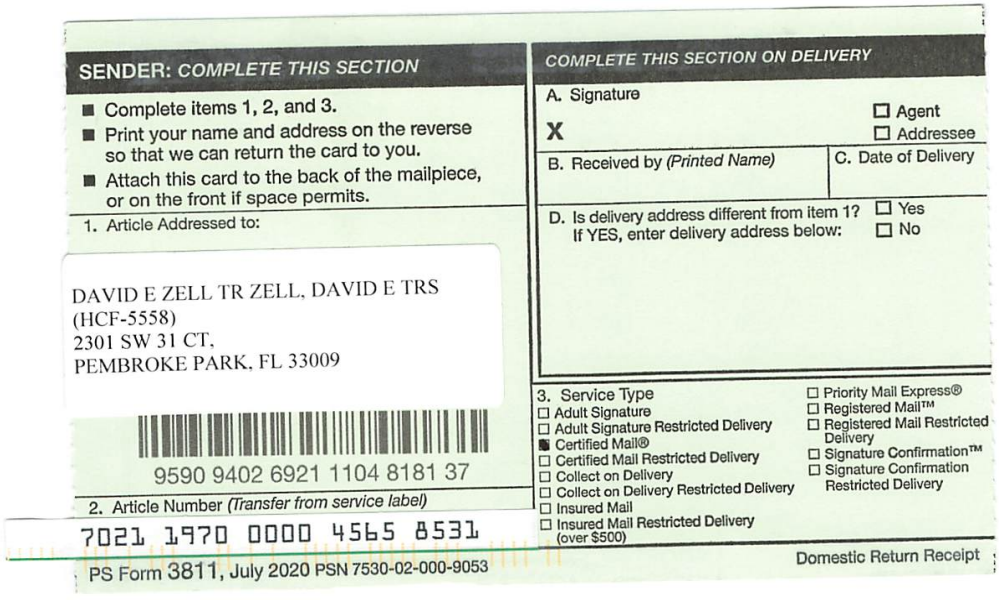
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage
$
Sent To DAVID E ZELL TR ZELL, DAVID E TRS
(HCF-5558)
Street and Ap 2301 SW 31 CT,
City, State, Zi PEMBROKE PARK, FL 33009
PS Form 38
ns
Postmark Here
JUL 21 2022



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:

DAVID E ZELL TR ZELL, DAVID E TRS
(HCF-5558)
2301 SW 31 CT,
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 8181 37

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 8531

COMPLETE THIS SECTION ON DELIVERY

A. Signature

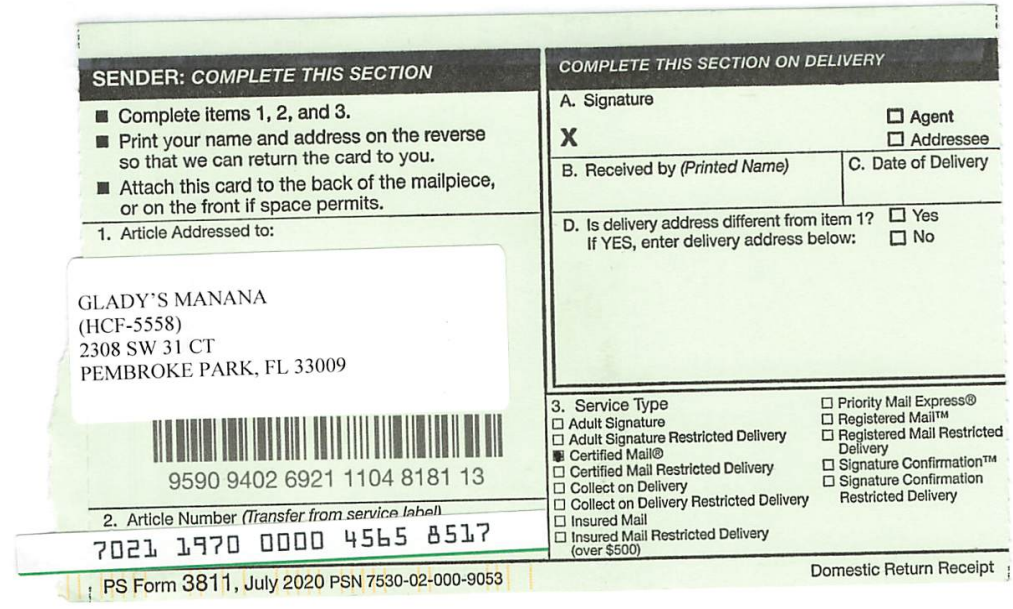
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GLADY'S MANANA
(HCF-5558)
2308 SW 31 CT
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 8181 13

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 8517

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DAVID E ZELL TR ZELL, DAVID E TRS/GLADYS MANANA CASE NO. 5558

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2308 SW 31 CT, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2308 SW 31 CT, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: DAVID E ZELL TR ZELL, DAVID E TRS/GLADYS MANANA AT 10:26 A.M. ON THE 22 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.

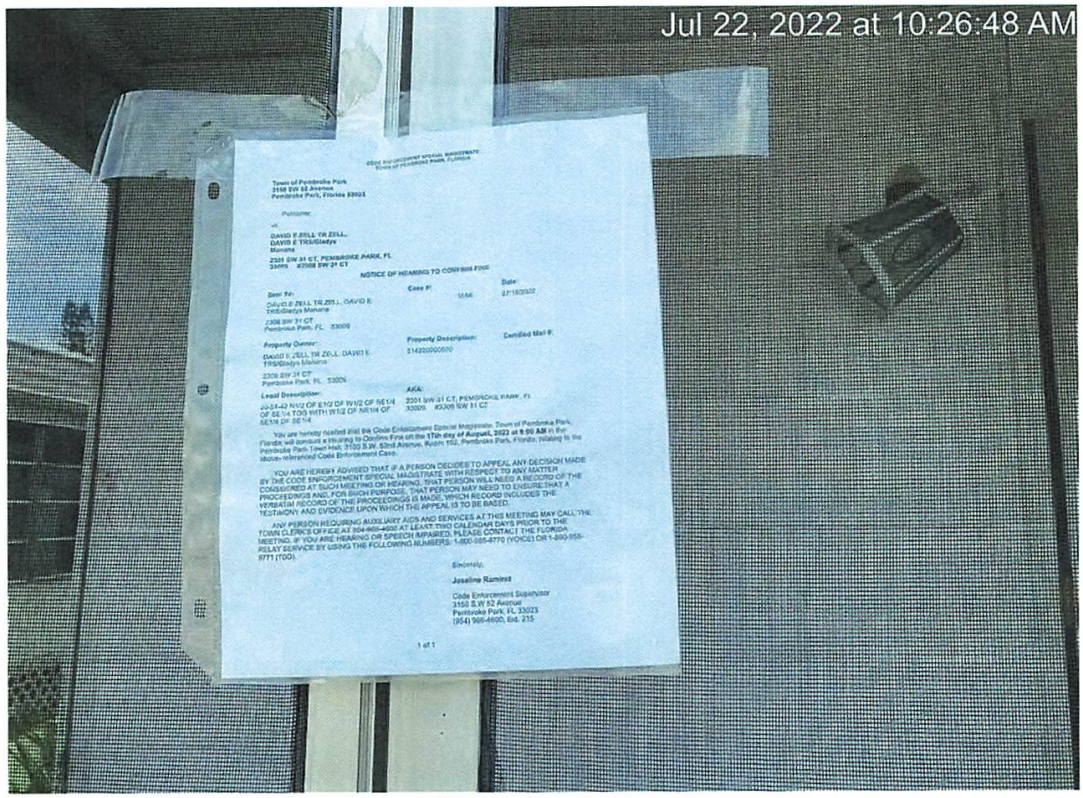
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 16 day of August 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 22, 2022 at 10:26:48 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
Town of Pembroke Park, Florida
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
DAVID E ZELL TR ZELL,
DAVID E TRS/Gladys
Maruma
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2308 SW 31 CT
NOTICE OF HEARING TO CONFIRM FINE
Case #:
1646
Date:
07/18/2022
Sent To:
DAVID E ZELL TR ZEL..; DAVID E
TRS/Gladys Maruma
2308 SW 31 CT
Pembroke Park, FL. 33009
Property Owner:
Property Description:
Certified Mail #:
514203000000
DAVID E ZELL TR ZELL; DAVID E
TRS/Gladys Maruma
2308 SW 31 CT
Pembroke Park, FL. 33009
Legal Description:
AKA:
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2308 SW 31 CT
49-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4.
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park,
Florida, will consent a Hearing to Confirm Fine on the 17th day of August, 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 954-960-4600 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 Kaminst
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Gladys Manana

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Gladys Manana	5558	07/19/2022
2308 SW 31 CT Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Gladys Manana	514220000520	
2308 SW 31 CT Pembroke Park, FL 33009		

Legal Description:	**AKA:**
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

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 August, 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. GLADYS MANANA Respondent(s)	Case No.: 5558

AMENDED 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(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2308 SW 31 COURT, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: DAVID ZELL TR & DAVID E TRS ZELL, 140 GREENS RD, HOLLYWOOD, FL, 33021

FOLIO NO.: 5142 20 00 0520

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4.

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a)(b). **WITHIN** 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 20 day of July, 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. GLADYS MANANA Respondent(s)	)	Case No.: 5558

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2308 SW 31 CT, Pembroke Park, FL 33009

PROPERTY OWNER: David E Zell TR, Hallandale MHC LLC, 140 Greens Rd, Hollywood, FL 33021

FOLIO NO.: 514229000520

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **$50.00** PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of May, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
Gladys Manana	2308 SW 31 CT Pembroke Park, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

Legal Description

Case Status Open **Case #** 5558 **Date Next Inspection** 6/30/2021

Notes

1. Windows changed out without a permit. Obtain permit, plans, and inspections.
2. Doors changed out without a permit. Obtain permit, plans, and inspections.
3. Multiple addition added to original mobile home. Obtain permit, plans, and inspections for addition including possible electrical and mechanical work for a/c unit.
4. Wooden deck or walk way built without a permit. Obtain permit, plans, and inspections.
5. Screen room/porch added without permit. Obtain permit, plans, and inspections.
6. Double permit fee assessed for all work done prior of obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
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4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail
5/26/2021	5/18/2021	Final Order	

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: 6/30/2021
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: 6/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 6/30/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/30/2021
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Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$0.00
Admin Fixed		Admin Fixed		$0.00
			Total Fines	**$0.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$0.00**



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021

ID #	5142 20 00 0520
Millage	0613
Use	28

Abbr Legal Description	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,749,190		$2,749,190	$2,378,150	
2020	$2,553,240		$2,553,240	$2,161,960	$49,204.34
2019	$1,965,420		$1,965,420	$1,965,420	$42,912.97

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,749,190	$2,749,190	$2,749,190	$2,749,190
Portability	0	0	0	0
Assessed/SOH	$2,378,150	$2,749,190	$2,378,150	$2,378,150
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,378,150	$2,749,190	$2,378,150	$2,378,150

Sales History

Date	Type	Price	Book/Page or CIN
2/22/2017	DRR-T	$100	114264912
5/30/1979	WD	$875,000	8248 / 695

Land Calculations

Price	Factor	Type
$7.00	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. GLADYS MANANA Respondent(s)	)	Case No.: 5558

VACATION OF FINAL ORDER AND ISSUANCE OF CONTINUANCE ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2308 SW 31 CT, PEMBROKE PARK, FL 33009

PROPERTY OWNER: DAVID E ZELL TR, 140 GREENS RD, HOLLYWOOD, FL 33021

FOLIO NO.: 514229000331

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

The Special Magistrate finds that the Final Order attached hereto as Exhibit A was entered in error and is hereby vacated and replaced with this Order of Continuance, as more fully set forth below.

ORDER

THEREFORE, it is the Order of the Special Magistrate that the fine confirmation hearing in regard to Case No. 5558 shall be continued until further notice.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael E. Suárez-Rivas

Rafael Suarez-Rivas Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 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
Gladys Manana	2308 SW 31 CT Pembroke Park, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

Legal Description

Case Status Open **Case #** 5558 **Date Next Inspection** 5/18/2021

Notes

1. Windows changed out without a permit. Obtain permit, plans, and inspections.
2. Doors changed out without a permit. Obtain permit, plans, and inspections.
3. Multiple addition added to original mobile home. Obtain permit, plans, and inspections for addition including possible electrical and mechanical work for a/c unit.
4. Wooden deck or walk way built without a permit. Obtain permit, plans, and inspections.
5. Screen room/porch added without permit. Obtain permit, plans, and inspections.
6. Double permit fee assessed for all work done prior of obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2021		Notice of Violation	Hand
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service 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: 5/18/2021
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Case Overview

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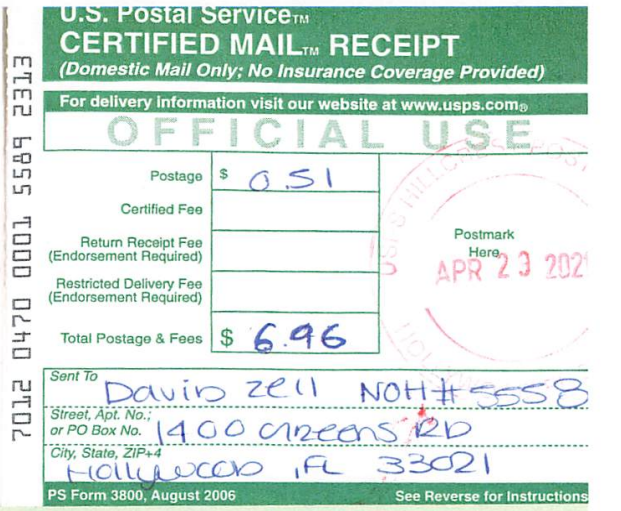
Postage $ 0.51
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 6.96
Postmark Here APR 2 2021
7012 0470 0001 5589 2306
Sent To Gladys Manard NOH#5558
Street, Apt. No.; or PO Box No. 2308 SW 31 Ct
City, State, ZIP+4 Pembroke Park FL 33009
PS Form 3800, August 2006 See Reverse for Instructions



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Postage $ 0.51
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 6.96
Postmark Here APR 2 3 202
7012 0470 0001 5589 2313
Sent To David Zell NOH#5558
Street, Apt. No.; or PO Box No. 1400 Greens RD
City, State, ZIP+4 Hollywood, FL 33021
PS Form 3800, August 2006 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
DAVID ZELL
1400 GREENS RD
HOLLYWOOD, FL 33021
NOH #5558

9590 9402 4839 9032 7040 61

2. Article Number (Transfer from service label)
7012 0470 0001 5589 2313

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
☐ Agent
☐ Addressee
B. Received by (Printed Name) Zell
C. Date of Delivery
D. Is delivery address different from item 1? ☒ Yes
If YES, enter delivery address below: ☐ No
141 Greens Rd

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
Mail
Mail Restricted Delivery
500)

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receip

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5558

GLADYS MANANA
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: GLADYS MANANA
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2308 SW 31 CT PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: GLADYS MANANA
AT 8:34 A.M./P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [X] 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

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021

ID #	5142 20 00 0520
Millage	0613
Use	28

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Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,378,150	$2,749,190	$2,378,150	$2,378,150

Sales History

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Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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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
$ 0.51

Total Postage an
$ 6.96

Sent To
Street and Apt. N
City, State, ZIP+4

GLADYS MANANA
2308 SW 31 CT
PEMBROKE PARK, FL 33009
FO # 5558

Postmark Here
WEST HOLLYWOOD HILLS
JUL 21 2021
HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0808



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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
$ 0.51

Total Postage a
$ 0.98

Sent To
Street and Apt.
City, State, ZIP

GLADYS MANANA
2308 SW 31 CT
PEMBROKE PARK, FL 33009
FO # 5558

Postmark Here
WEST HOLLYWOOD HILLS
JUN 17 2021
HOLLYWOOD FL 33023

PS Form 3800, April 2015

7021 0350 0001 0298 0518



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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
$ 0.51

Total Postage ar
$ 6.96

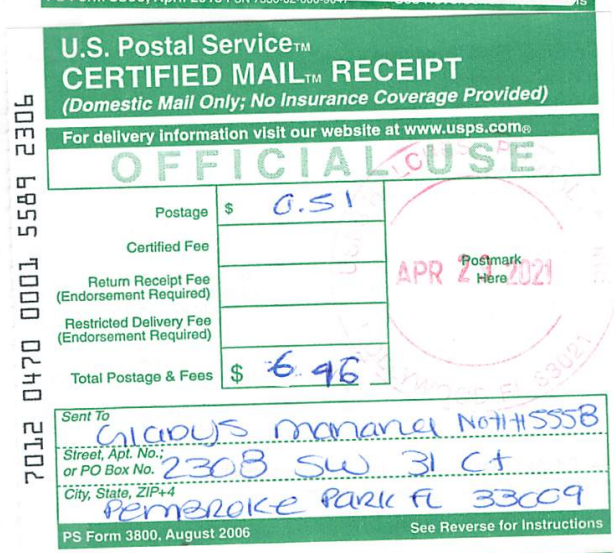
Sent To
Street and Apt. N
City, State, ZIP+4

GLADYS MANANA
2308 SW 31 CT
PEMBROKE PARK, FL 33009
NOH # 5558

Postmark Here
WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7341



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Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 6.96

Postmark Here
APR 2 2021

Sent To GLADYS MANANA NOH#5558
Street, Apt. No.; or PO Box No. 2308 SW 31 Ct
City, State, ZIP+4 PEMBROKE PARK FL 33009

PS Form 3800, August 2006 See Reverse for Instructions

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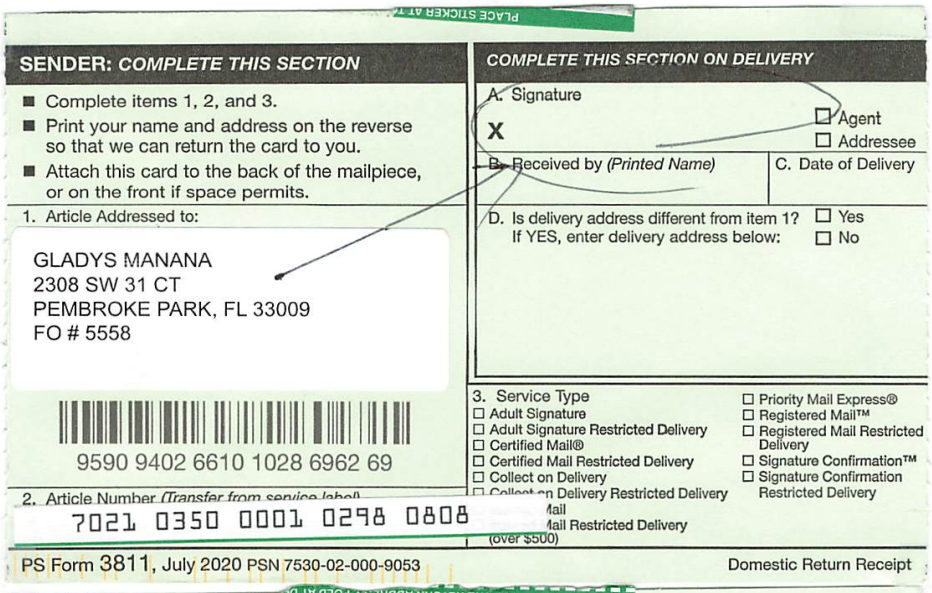
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 6.96

Postmark Here
APR 23 2021

Sent To David Zell NOH#5558
Street, Apt. No.; or PO Box No. 1400 Greens Rd
City, State, ZIP+4 Hollywood FL 33021

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 5589 2313



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:

GLADYS MANANA
2308 SW 31 CT
PEMBROKE PARK, FL 33009
FO # 5558

9590 9402 6610 1028 6962 69

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 0808

COMPLETE THIS SECTION ON DELIVERY

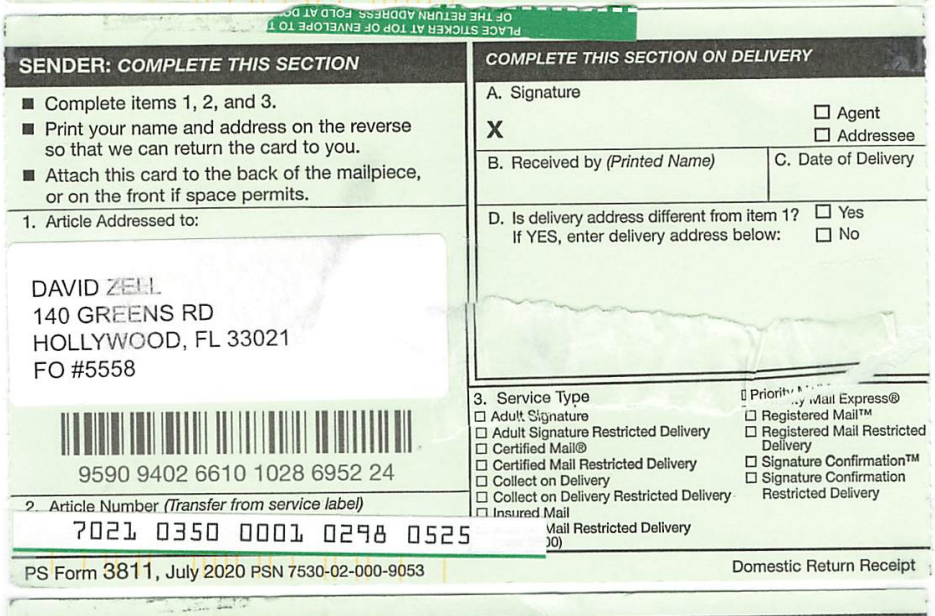
A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAVID ZELL
140 GREENS RD
HOLLYWOOD, FL 33021
FO #5558

9590 9402 6610 1028 6952 24

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 0525

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



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1. Article Addressed to:

DAVID ZELL
1400 GREENS RD
HOLLYWOOD, FL 33021
NOH #5558

9590 9402 4839 9032 7040 61

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2313

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☑ Yes
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141 Greens Rd

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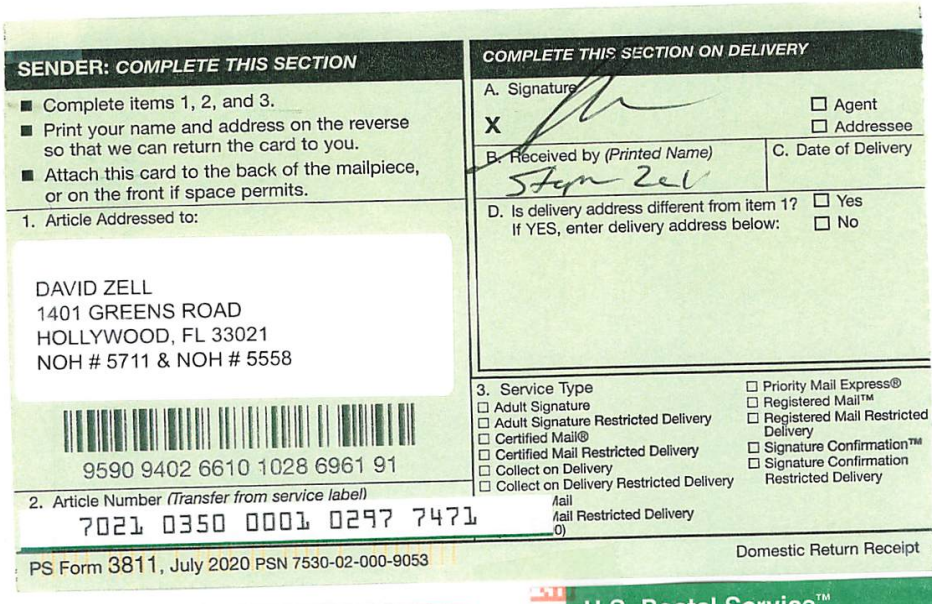
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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:

DAVID ZELL
1401 GREENS ROAD
HOLLYWOOD, FL 33021
NOH # 5711 & NOH # 5558

9590 9402 6610 1028 6961 91

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 7471

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Steph Zell
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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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and
$ 6.96

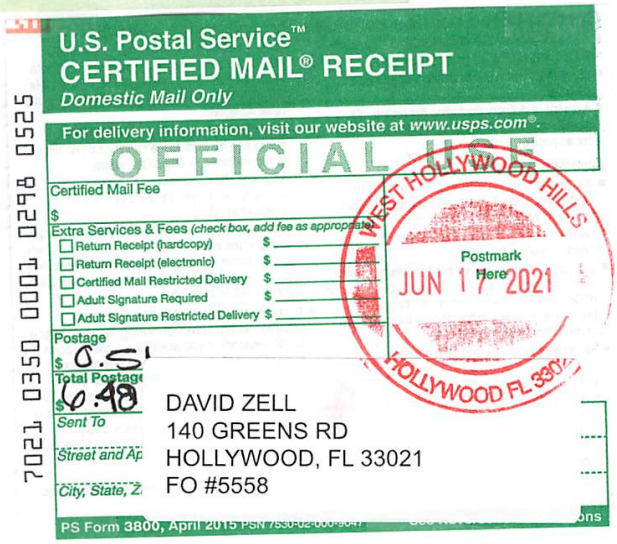
Sent To
Street and Apt. No.,
City, State, ZIP+4®

DAVID ZELL
1401 GREENS ROAD
HOLLYWOOD, FL 33021
NOH # 5711 & NOH # 5558

WEST HOLLYWOOD HILLS
Postmark Here
JUL 21 2021
HOLLYWOOD FL 33023

7021 0350 0001 0297 6610

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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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
$ 10.98

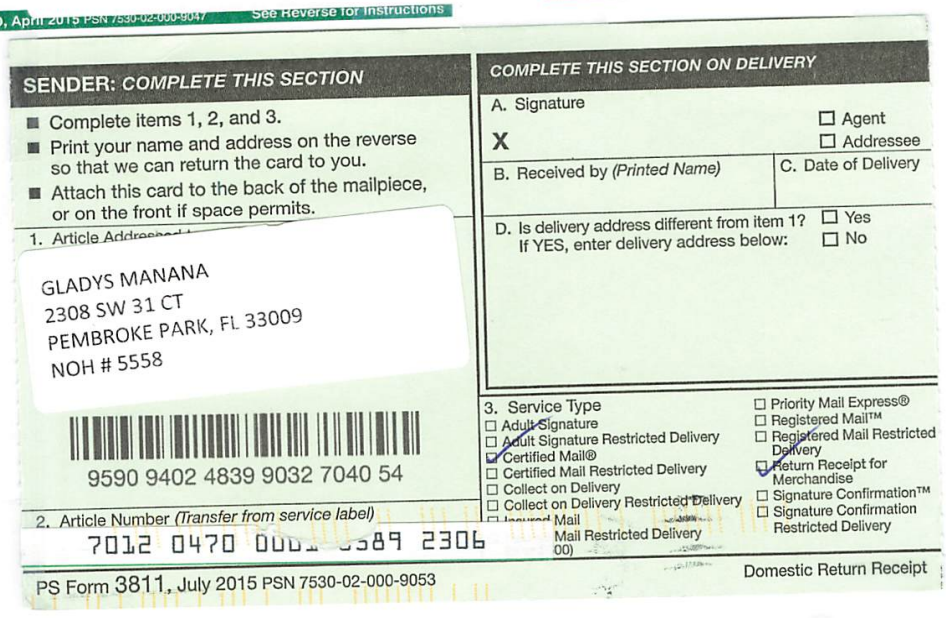
Sent To
Street and Ap
City, State, Z

DAVID ZELL
140 GREENS RD
HOLLYWOOD, FL 33021
FO #5558

WEST HOLLYWOOD HILLS
Postmark Here
JUN 17 2021
HOLLYWOOD FL 330

7021 0350 0001 0298 0525

PS Form 3800, April 2015 PSN 7530-02-000-9047



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GLADYS MANANA
2308 SW 31 CT
PEMBROKE PARK, FL 33009
NOH # 5558

9590 9402 4839 9032 7040 54

2. Article Number *(Transfer from service label)*
7012 0470 0001 3589 2306

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Gladys Manana	2308 SW 31 CT Pembroke Park, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

Legal Description

Case Status Open **Case #** 5558 **Date Next Inspection** 7/20/2021

Notes

1. Windows changed out without a permit. Obtain permit, plans, and inspections.
2. Doors changed out without a permit. Obtain permit, plans, and inspections.
3. Multiple addition added to original mobile home. Obtain permit, plans, and inspections for addition including possible electrical and mechanical work for a/c unit.
4. Wooden deck or walk way built without a permit. Obtain permit, plans, and inspections.
5. Screen room/porch added without permit. Obtain permit, plans, and inspections.
6. Double permit fee assessed for all work done prior of obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2021		Notice of Violation	Hand
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
6/30/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 7/20/2021

NOV. #5558

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/04/2021
US POSTAGE $C

01

DAVID E ZELL TR
140 GREENS RD
HOLLYWOOD, FL 33021

NOV #5558

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/04/2021
US POSTAGE $

Sent To:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Case #:

5558



7021 0350 0001 0297 7341

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage ar
$ 6.96

Sent To

Street and Apt. N

City, State, ZIP+

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

GLADYS MANANA
2308 SW 31 CT
PEMBROKE PARK, FL 33009
NOH # 5558

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7471

U.S. Postal Service™
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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage ar
$ 6.96

Sent To
DAVID ZELL

Street and Apt. N
1401 GREENS ROAD

City, State, ZIP+
HOLLYWOOD, FL 33021
NOH # 5711 & NOH # 5558

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021

ID #	5142 20 00 0520
Millage	0613
Use	28

Abbr Legal Description	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,749,190		$2,749,190	$2,378,150	
2020	$2,553,240		$2,553,240	$2,161,960	$49,204.34
2019	$1,965,420		$1,965,420	$1,965,420	$42,912.97

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,749,190	$2,749,190	$2,749,190	$2,749,190
Portability	0	0	0	0
Assessed/SOH	$2,378,150	$2,749,190	$2,378,150	$2,378,150
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,378,150	$2,749,190	$2,378,150	$2,378,150

Sales History

Date	Type	Price	Book/Page or CIN
2/22/2017	DRR-T	$100	114264912
5/30/1979	WD	$875,000	8248 / 695

Land Calculations

Price	Factor	Type
$7.00	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Case #:

5558

Property Owner:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 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
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1. Windows changed out without a permit. Obtain permit, plans, and inspections.
2. Doors changed out without a permit. Obtain permit, plans, and inspections.
3. Multiple addition added to original mobile home. Obtain permit, plans, and inspections for addition including possible electrical and mechanical work for a/c unit.
4. Wooden deck or walk way built without a permit. Obtain permit, plans, and inspections.
5. Screen room/porch added without permit. Obtain permit, plans, and inspections.
6. Double permit fee assessed for all work done prior of obtain permits.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

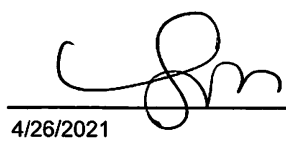
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Teressa Malcolm

Code Enforcement Officer



4/26/2021



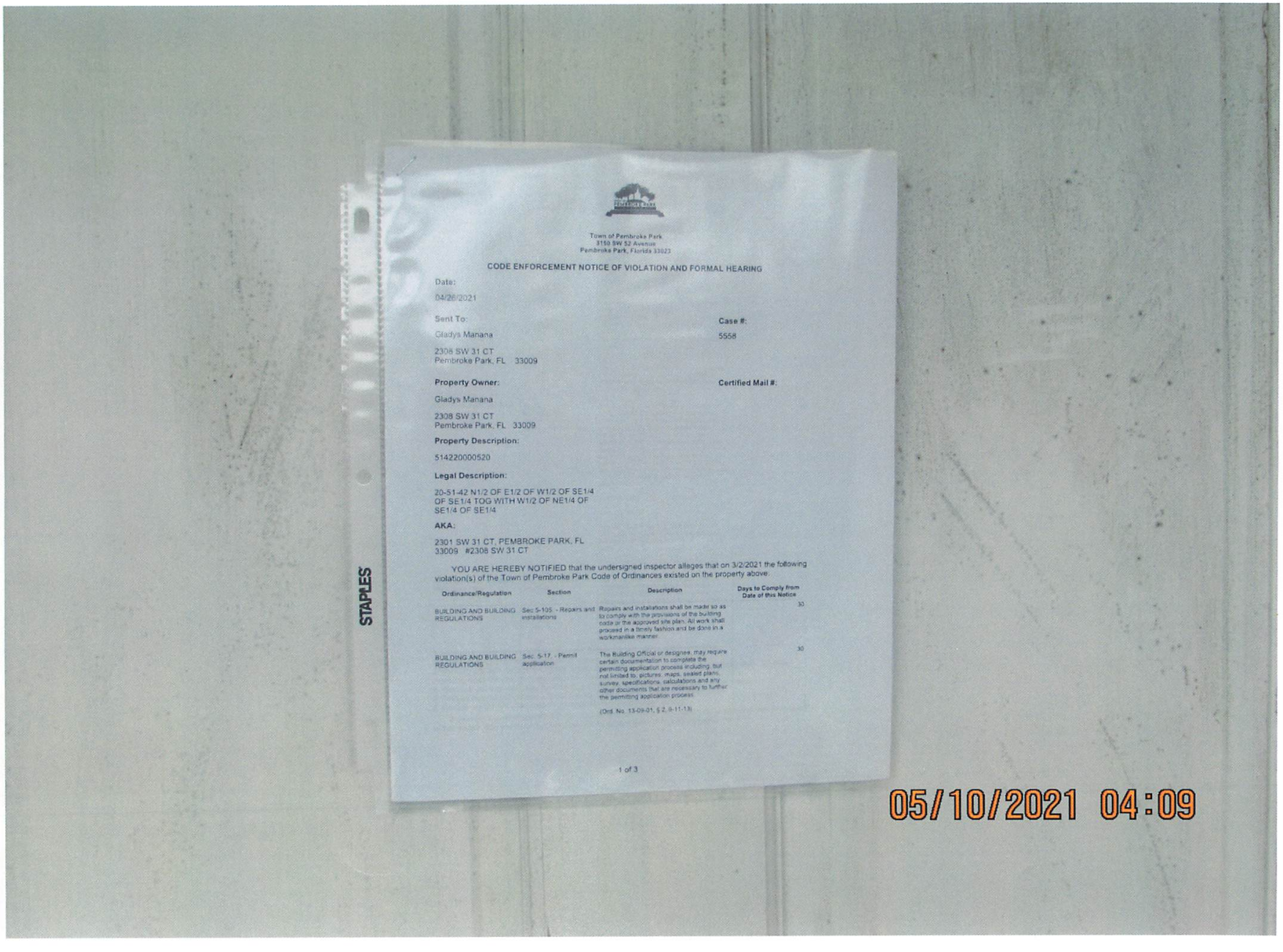
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
Gladys Manana 2308 SW 31 CT Pembroke Park, FL 33009	5558	4/26/2021 12:00:00 AM

Property Owner:	**Property Description:**
Gladys Manana 2308 SW 31 CT Pembroke Park, FL 33009	514220000520

Legal Description:	**AKA:**
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

Mailing Purposes Only



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Case #:

5558

Property Owner:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

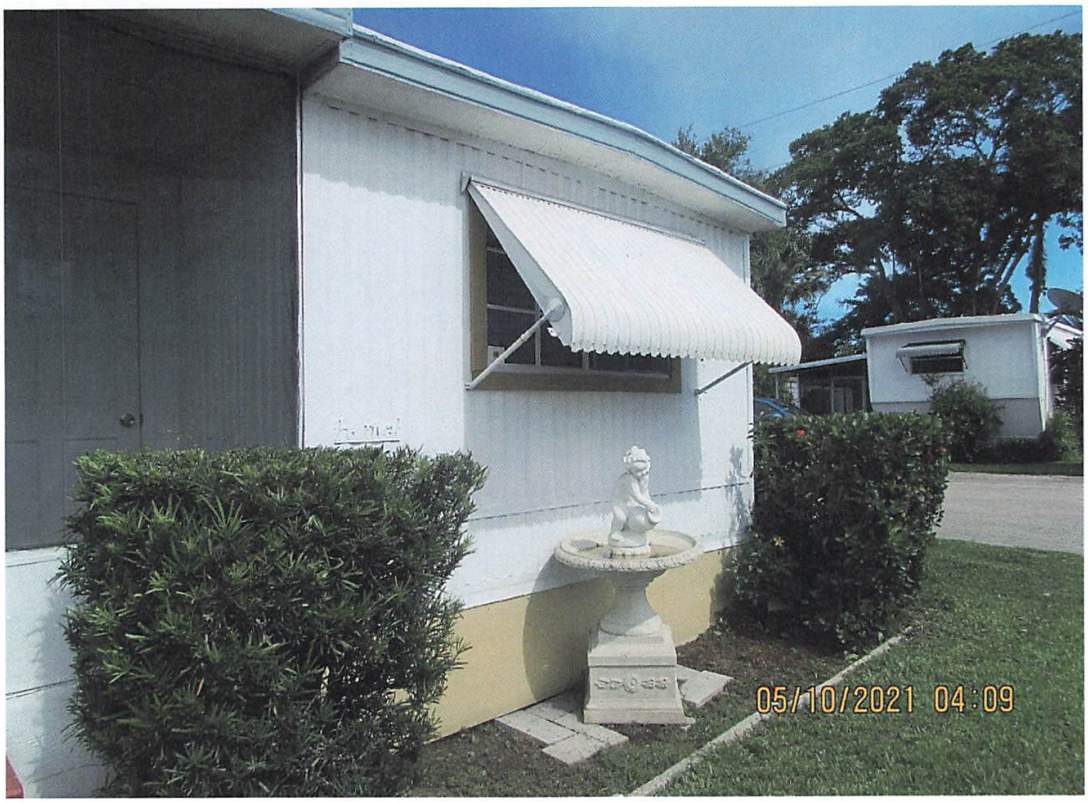
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 8-11-13)	30

1 of 3

STAPLES

05/10/2021 04:09


05/10/2021 04:09


05/10/2021 04:09


US MAIL
2308
05/10/2021 04:09


05/10/2021 04:10


05/10/2021 04:10


05/10/2021 04:10


05/10/2021 04:10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05/10/2021 04:10


05/10/2021 04:10


05/10/2021 04:10


05/10/2021 04:11


05/10/2021 04:11

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Case #:

5558

Property Owner:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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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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BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

1. Windows changed out without a permit. Obtain permit, plans, and inspections.
2. Doors changed out without a permit. Obtain permit, plans, and inspections.
3. Multiple addition added to original mobile home. Obtain permit, plans, and inspections for addition including possible electrical and mechanical work for a/c unit.
4. Wooden deck or walk way built without a permit. Obtain permit, plans, and inspections.
5. Screen room/porch added without permit. Obtain permit, plans, and inspections.
6. Double permit fee assessed for all work done prior of obtain permits.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

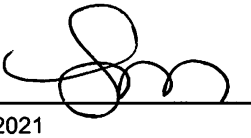
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



6/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
GLADYS MANANA	)	CASE NO. 5558
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: GLADYS MANANA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2308 SW 31 CT, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: GLADYS MANANA
AT 1:59 A.M./(P.M.) ON THE 6 DAY OF JULY 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

( ) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

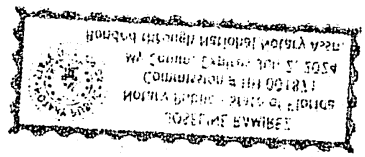
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 16 day of July, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.





CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Case #:

5558

Property Owner:

Gladys Manana

2308 SW 31 CT
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2308 SW 31 CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans,	30

07/06/2021 13:59


07/06/2021 13:57


07/06/2021 13:59


07/06/2021 14:00


07/06/2021 14:00


07/06/2021 14:00


07/06/2021 14:00


07/06/2021 13:57


07/06/2021 13:57

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Gladys Manana 2308 SW 31 CT Pembroke Park, FL 33009	5558	03/02/2021

Property Owner:	Property Description:	Certified Mail #:
Gladys Manana 2308 SW 31 CT Pembroke Park, FL 33009	514220000520	

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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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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Notes/Means of Correction:

1. Windows changed out without a permit. Obtain permit, plans, and inspections.
2. Doors changed out without a permit. Obtain permit, plans, and inspections.
3. Multiple addition added to original mobile home. Obtain permit, plans, and inspections for addition including possible electrical and mechanical work for a/c unit.
4. Wooden deck or walk way built without a permit. Obtain permit, plans, and inspections.
5. Screen room/porch added without permit. Obtain permit, plans, and inspections.
6. Double permit fee assessed for all work done prior of obtain permits.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Gladys Mahana

Date March, 2. 2021

Site Address 2308 SW 31 Ct
Pembroke Park, FL 33009

Case # _____

Sub/Park _____

Permit # _____

☐ *STOP ALL WORK
☑ No Building Permit
☑ Violation of Florida Building Code # 5-105 5(2A) + 5(2B)
☑ Violation of Town Ordinance # _____
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)
multiple windows changed out, multiple additions (3) added, screen room, + wooden deck built without permit.

Corrective Action(s)
Obtain building permits for additions (3), windows, screen room and doors with inspections + plans.

☑ Structural ☑ Plumbing ☑ Mechanical ☑ Electrical
☑ Code Enforcement ☑ Zoning ☐ Business Tax Receipt ☐ Other_____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30 Days

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:
☑ Code Enforcement Ext.215
☐ Business Tax Receipt Ext. 214
☑ Building Dept. Ext. 211/227
☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

Posted on property
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


U.S. MAIL
03 02 2021 16:15

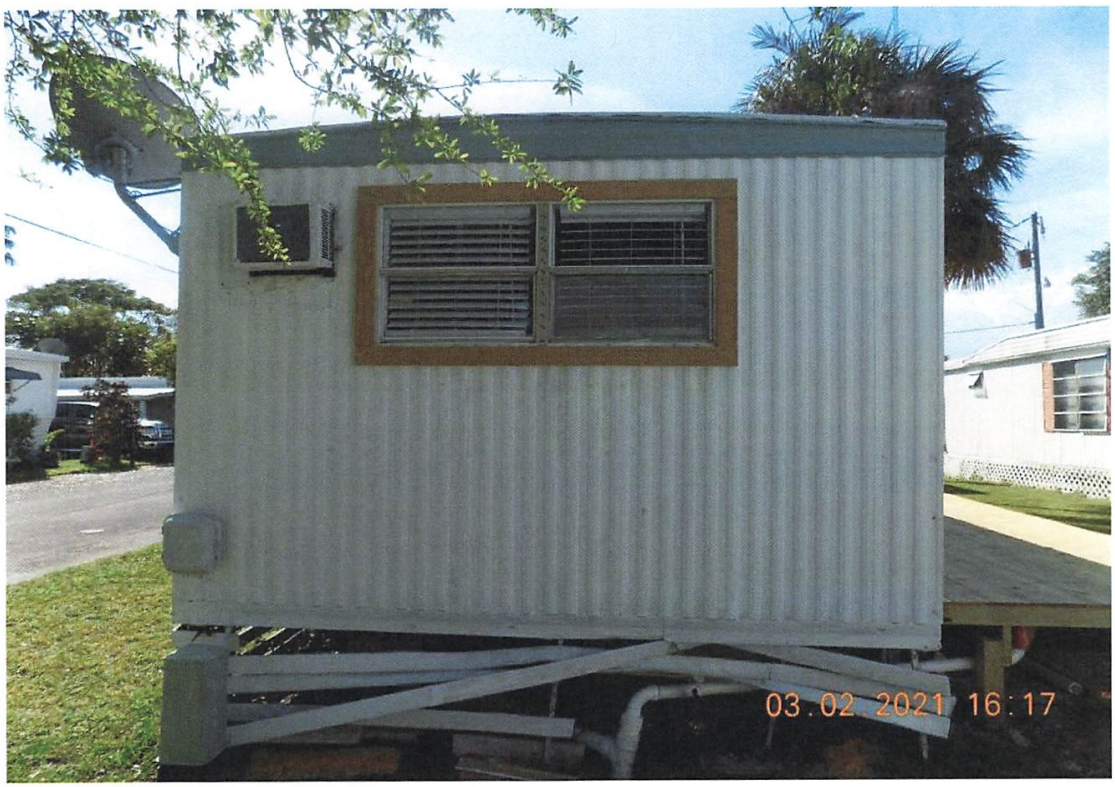

03 02 2021 16:16


03.02.2021 16:16


03.02.2021 16:16


03 02 2021 16 16


03 02 2021 16 16


03.02.2021 16:17

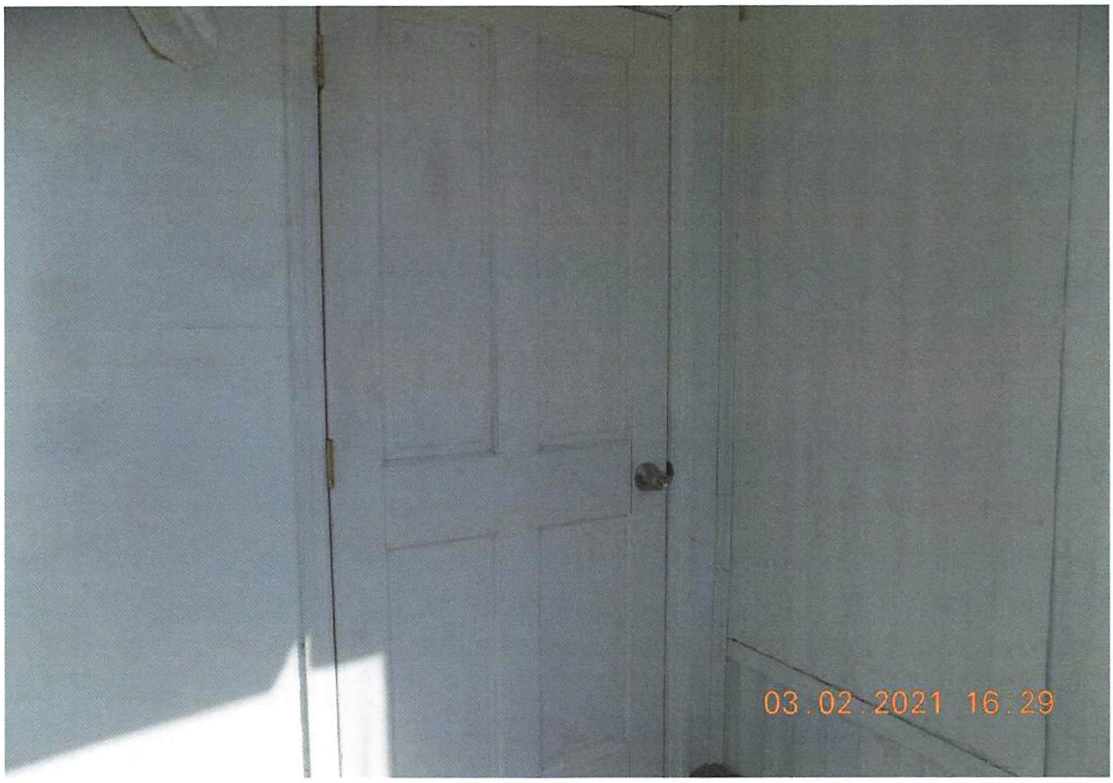

03.02.2021 16:17


03 02 2021 16 17


03 02 2021 16 17


03.02.2021 16:29


03.02.2021 16:29


03.02.2021 16:29


03.02.2021 16:29

Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS	8500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics

Legal Description

Case Status Open **Case #** 5409 **Date Next Inspection** 8/17/2022

Notes A/C permit expired (187440-0). A/C is installed without permit. Property and/or Business Owner will need to obtain new A/C permit.
Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/27/2020		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	
7/19/2022	8/17/2022	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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 8/17/2022

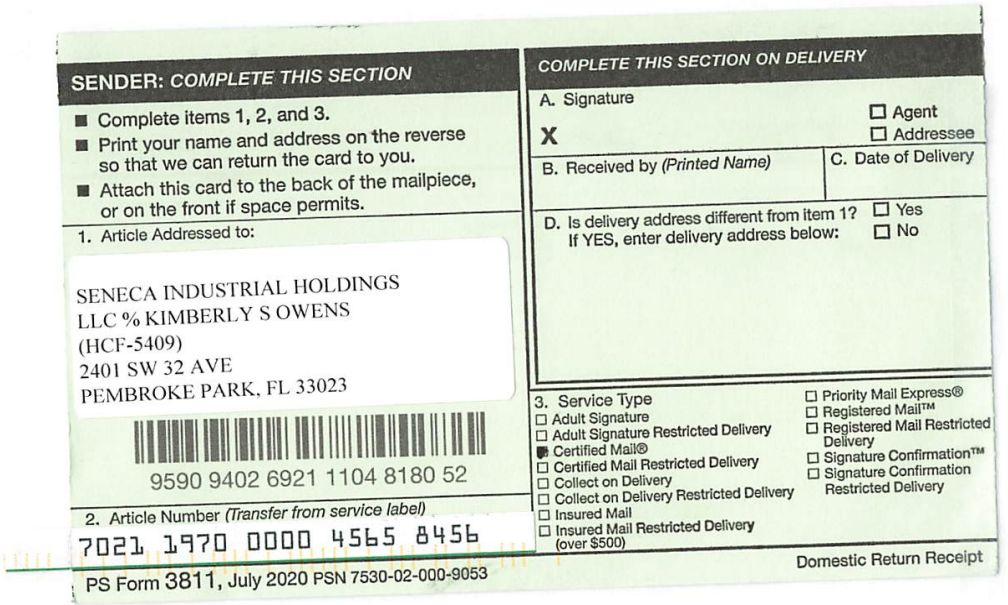
Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$19,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$19,850.00**

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$19,850.00



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:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS
(HCF-5409)
2401 SW 32 AVE
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 8180 52

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8456

COMPLETE THIS SECTION ON DELIVERY

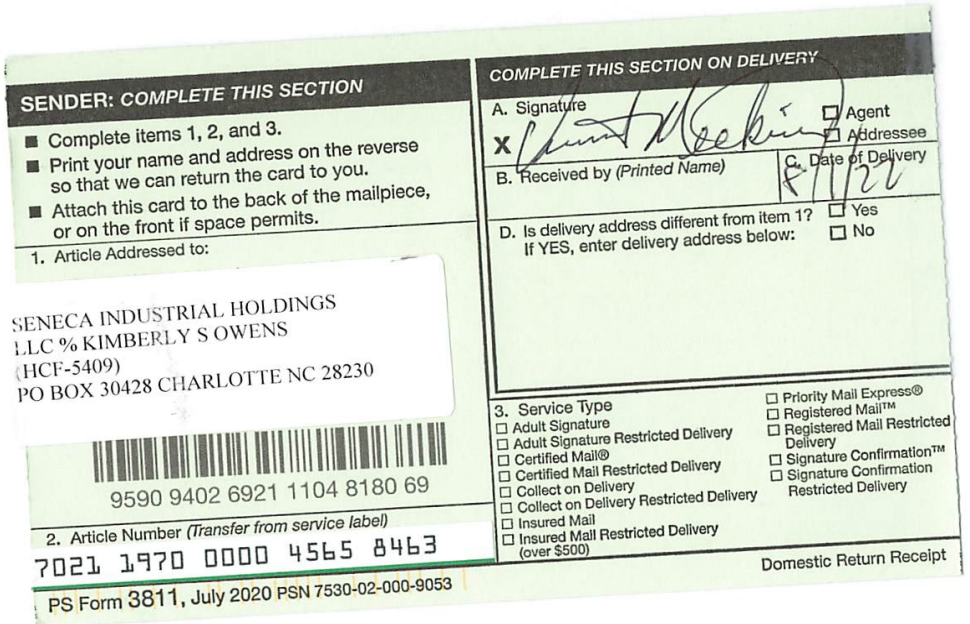
A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS
(HCF-5409)
PO BOX 30428 CHARLOTTE NC 28230

9590 9402 6921 1104 8180 69

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8463

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
4/7/22

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



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
(HCF-5409)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 6921 1104 8180 76

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8470

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Britany Doty 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
$

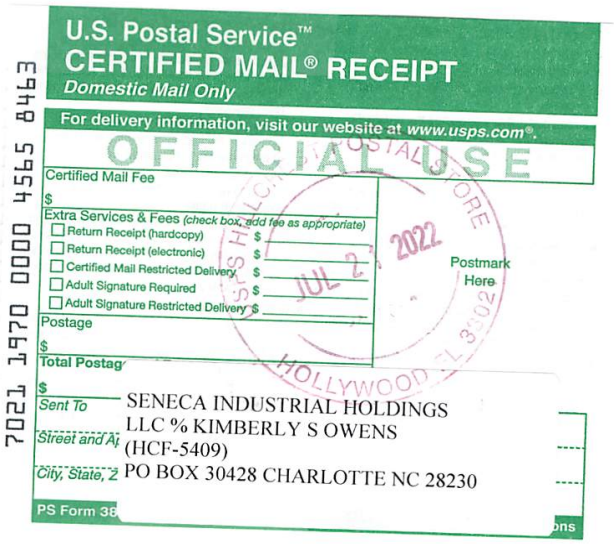
Total Postr
$

Sent To SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS
Street and: (HCF-5409)
City, State, 2401 SW 32 AVE
PEMBROKE PARK, FL 33023

PS Form 3

USPS HILLCREST POSTAL STORE HOLLYWOOD FL
JUL 21 2022
Postmark Here

7021 1970 0000 4565 8456



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
$

Sent To SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS
Street and Ap (HCF-5409)
City, State, Z PO BOX 30428 CHARLOTTE NC 28230

PS Form 38

HOLLYWOOD FL
JUL 2 2022
Postmark Here

7021 1970 0000 4565 8463



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
$

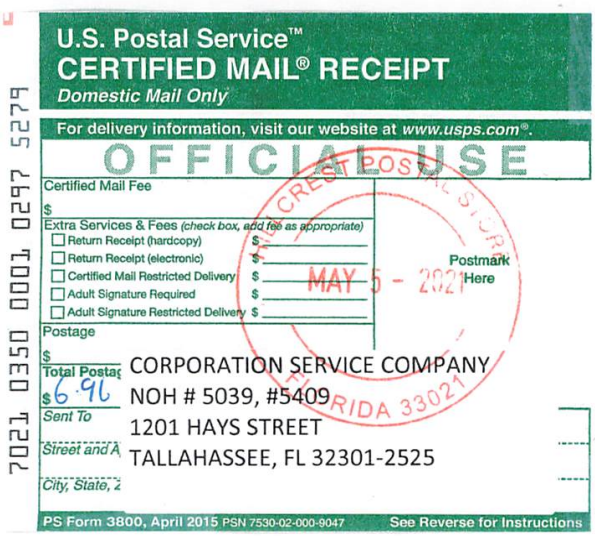
Total Postage
$

Sent To CORPORATION SERVICE COMPANY
Street and Apt (HCF-5409)
1201 HAYS STREET
City, State, Zi TALLAHASSEE, FL 32301-2525

PS Form 380

USPS HILLCREST POSTAL STO HOLLYWOOD FL 3302
JUL 21 2022
Postmark Here

7021 1970 0000 4565 8470



U.S. Postal Service™
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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postag
$6.96

Postmark Here
MAY 5 - 2021

Sent To
CORPORATION SERVICE COMPANY

Street and A
NOH # 5039, #5409
1201 HAYS STREET

City, State, Z
TALLAHASSEE, FL 32301-2525

7021 0350 0001 0297 5279

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS CASE NO. 5409

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2401 SW 32 AVE, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2401 SW 32 AVE, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS AT 11:00 A.M. ON THE 22 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.

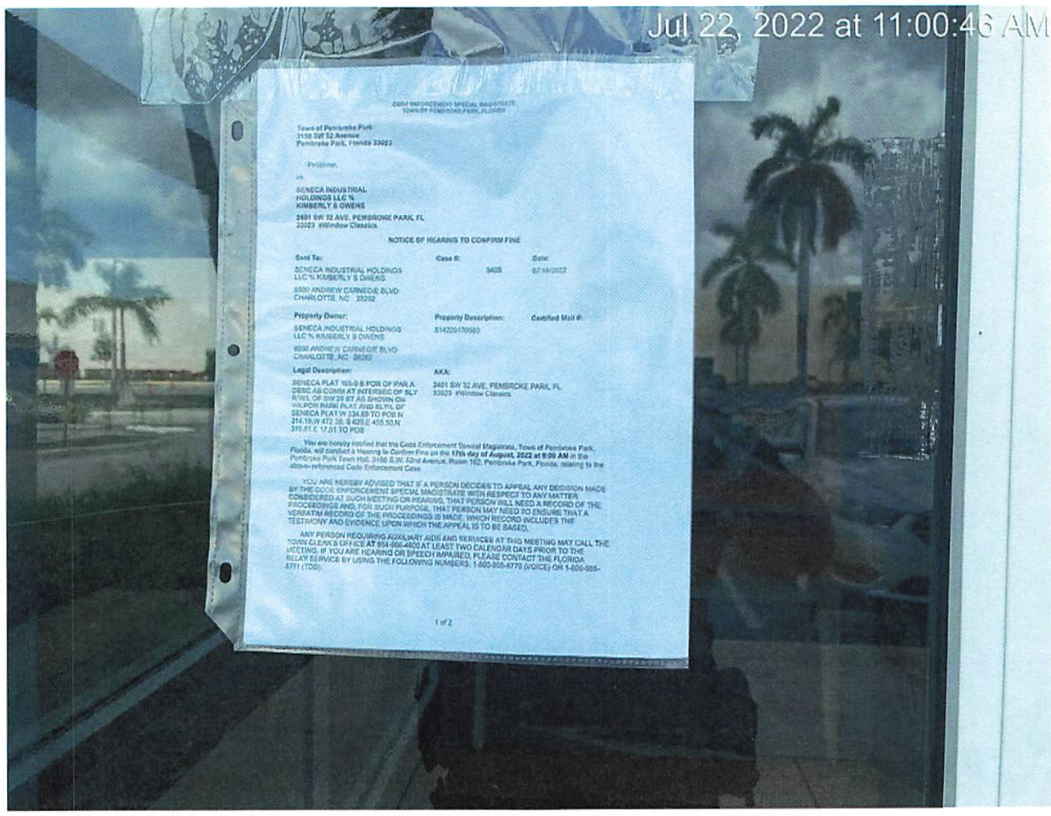
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 16 day of August 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 22, 2022 at 11:00:46 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
SENECA INDUSTRIAL
HOLDINGS LLC %
KIMBERLY S OWENS
2401 SW 32 AVE. PEMBROKE PARK, FL
33023 #Window Classics
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS
8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262
Case #:
5405
Date:
07/19/2022
Property Owner:
SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS
8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262
Property Description:
514220170060
Certified Mail #:
Legal Description:
SENECA PLAT 165-0 B POR OF PAR A
DESC AS COMM AT INTERSEC OF BLY
R/W/L OF SW 25 ST AS SHOWN ON
WILPON PARK PLAT AND BLY/L OF
SENECA PLAT W 334.69 TO POB N
314.19 W 472.38 S 425.E 455.50 N
310.81 E 17.51 TO POB
AKA:
2401 SW 32 AVE. PEMBROKE PARK, FL
33023 #Window Classics
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 August, 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).
1 of 2


Jul 22, 2022 at 11:00:55 AM
2401


Jul 22, 2022 at 11:00:57 AM
WINDOW CLASSICS
MARVIN
WINDOWS & DOORS

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS

2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS 8500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	5409	07/19/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS 8500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	514220170080	

Legal Description:	**AKA:**
SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 TO POB	2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics

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 August, 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.: 5409
vs.	)	
WINDOW CLASSICS SENECA INDUSTRIAL HOLDINGS 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: 2401 SW 32 Ave, Pembroke Park, FL 33023

PROPERTY OWNER: Seneca Holding LLC % Ernst & Young LLP, P.O. Box 30428, Charlotte, NC 28230

FOLIO NO.: 514220170080

LEGAL DESCRIPTION: SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 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) 5-2(a). 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) 5-2(a) **WITHIN 60 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

Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS	8500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics

Legal Description

Case Status Open **Case #** 5409 **Date Next Inspection** 5/18/2021

Notes A/C permit expired (187440-0). A/C is installed without permit. Property and/or Business Owner will need to obtain new A/C permit.
Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/27/2020		Notice of Violation	Regular Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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: 5/18/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5409

WINDOW CLASSICS
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: WINDOW CLASSICS
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2401 SW 32 AVE, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: WINDOW CLASSICS
AT 10:27 A.M./P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of May, 2021, by TERESSA MALCOLM as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
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

Sent To:	Case #:	Date:
SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS 8500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	5409	5/5/2021 12:00:00 AM

Property Owner:	Property Description:
SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS 8500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	514220170080

Legal Description:	AKA:
SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 TO POB	2401 SW 32 AVE, PEMBROKE PARK, FL 33023 #Window Classics

Mailing Purposes Only


2401
05/10/2021 10:27


WINDOW CLASSICS
MARVIN
WINDOWS & DOORS
2401
05/10/2021 10:27

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5409

WINDOW CLASSICS
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: WINDOW CLASSICS
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2401 SW 32 AVE, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: WINDOW CLASSICS
AT 10:27 A.M./P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of May, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

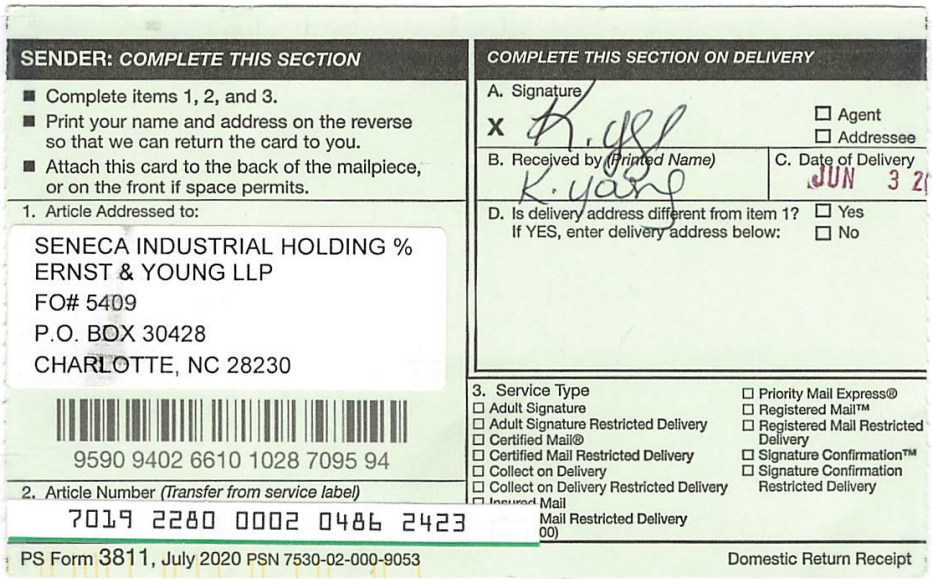
Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


2401
05/10/2021 10:27


WINDOW CLASSICS
MARVIN
WINDOWS & DOORS
2401
05/10/2021 10:27



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:

SENECA INDUSTRIAL HOLDING %
ERNST & YOUNG LLP
FO# 5409
P.O. BOX 30428
CHARLOTTE, NC 28230

9590 9402 6610 1028 7095 94

2. Article Number *(Transfer from service label)*

7019 2280 0002 0486 2423

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X K. Yash ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* K. Yash

C. Date of Delivery JUN 3 2(

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- Mail Restricted Delivery
- 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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
$6.96

Sent To
CORPORATION SERVICE COMPANY

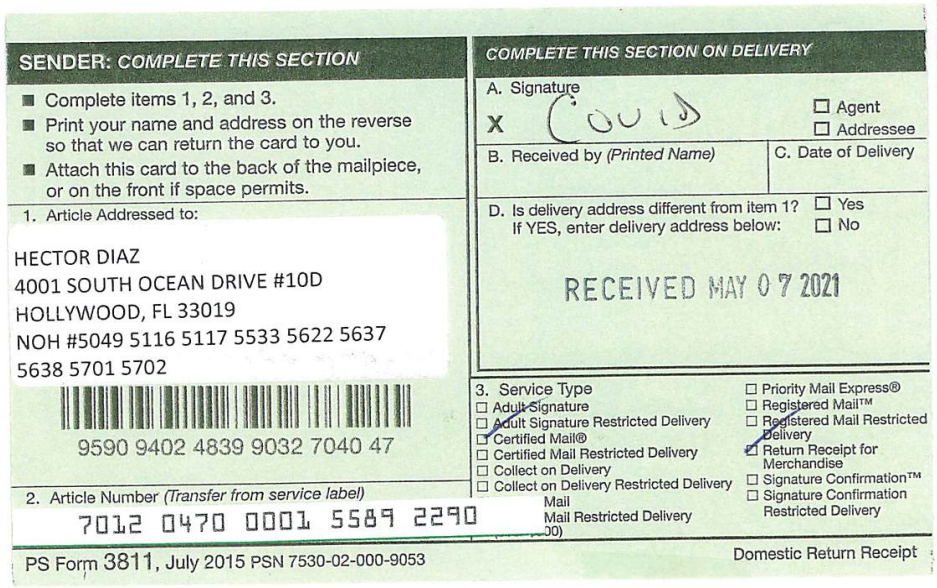
Street and Apt.
NOH # 5039, #5409
1201 HAYS STREET

City, State, ZIP
TALLAHASSEE, FL 32301-2525

MAY 5 - 2021
Postmark Here

7021 0350 0001 0297 5279

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:

HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

9590 9402 4839 9032 7040 47

2. Article Number (Transfer from service label)
7012 0470 0001 5589 2290

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

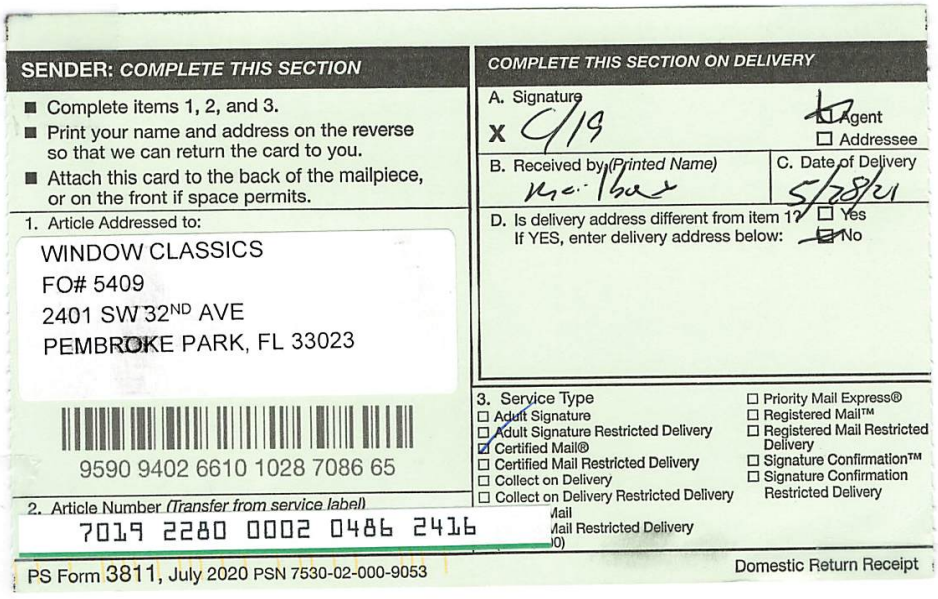
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED MAY 07 2021

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
00)

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:

WINDOW CLASSICS
FO# 5409
2401 SW 32ND AVE
PEMBROKE PARK, FL 33023

9590 9402 6610 1028 7086 65

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2416

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

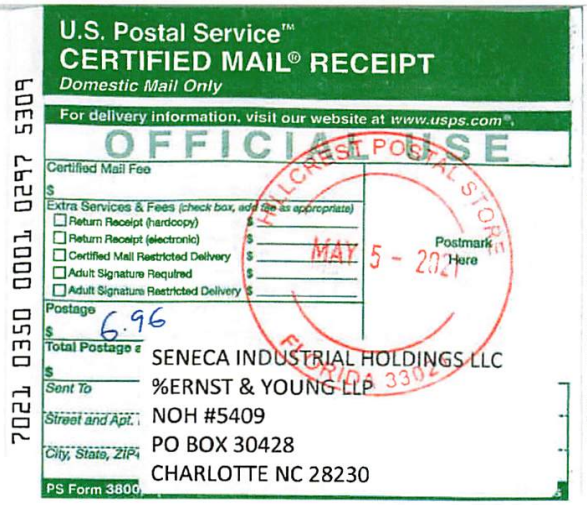
B. Received by (Printed Name)
C. Date of Delivery
5/28/21

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


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 Fees
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800
HILLCREST POSTAL STORE
FLORIDA 33021
MAY 5 - 2021
Postmark Here
7021 0350 0001 0297 5309
SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
NOH #5409
PO BOX 30428
CHARLOTTE NC 28230


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Postage
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Street and Apt. No.
City, State, ZIP+4®
PS Form 3800
MAY 5 2021
Postmark Here
7021 0350 0001 0297 5606
SENECA INDUSTRIAL HOLDINGS LLC
WINDOWS CLASSIC
NOH #5409
2401 SW 32 AVENUE
PEMBROKE PARK, FL 33023


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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
6.96
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Sent To
Street and Apt. No., or P
City, State, ZIP+4®
PS Form 3800, April 2
WEST HOLLYWOOD HILLS
FL 33023
MAY 25 2021
Postmark Here
7019 2280 0002 0486 2416
WINDOW CLASSICS
FO# 5409
2401 SW 32ND AVE
PEMBROKE PARK, FL 33023


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
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Total Postage and Fees
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Sent To
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City, State, ZIP+4®
PS Form 3800, Apri
WEST HOLLYWOOD HILLS
MAY 26 2021
Postmark Here
7019 2280 0002 0486 2423
SENECA INDUSTRIAL HOLDING
% ERNST & YOUNG LLP
FO# 5409
P.O. BOX 30428
CHARLOTTE, NC 28230

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:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Case #:

5409

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Certified Mail #:

Property Description:

514220170080

Legal Description:

SENECA PLAT 165-9 B POR OF PAR A
DESC AS:COMM AT INTERSEC OF SLY
R/W/L OF SW 25 ST AS SHOWN ON
WILPON PARK PLAT AND ELY/L OF
SENECA PLAT;W 334.69 TO POB N
314.19;W 472.38, S 625,E 455.50,N
310.81,E 17.01 TO POB

AKA:

2401 SW 32 AVE, PEMBROKE PARK, FL
33023 #Window Classics

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/27/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

A/C permit expired (187440-0). A/C is installed without permit. Property and/or Business Owner will need to obtain new A/C permit.
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.

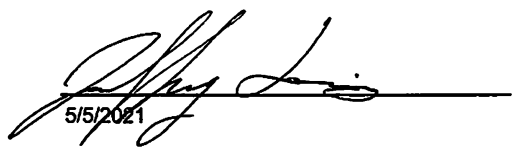
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2401 SW 32 AVENUE, PEMBROKE PARK FL 33023
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP
Mailing Address	PO BOX 30428 CHARLOTTE NC 28230

ID #	5142 20 17 0080
Millage	0613
Use	48

Abbr Legal Description	SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 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*	$1,739,810	$9,305,890	$11,045,700	$10,822,600	
2020	$1,739,810	$8,098,920	$9,838,730	$9,838,730	$212,337.50
2019	$1,739,810	$8,348,330	$10,088,140	$10,045,230	$219,616.75

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$11,045,700	$11,045,700	$11,045,700	$11,045,700
Portability	0	0	0	0
Assessed/SOH	$10,822,600	$11,045,700	$10,822,600	$10,822,600
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	$10,822,600	$11,045,700	$10,822,600	$10,822,600

Sales History

Date	Type	Price	Book/Page or CIN
12/11/2007	SW*-T	$100	44911 / 14
3/22/2001	SWD	$1,008,300	31418 / 946

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	289,968	SF
Adj. Bldg. S.F. (Card, Sketch)		108402
Eff./Act. Year Built: 2002/2001		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 187440-0

Job Address: 2401 SW 32 AVE

Job Name: WINDOWS CLASSIC

Permit Status: Expired

Permit Issued Date: 1/24/2018 3:02:07 PM

Submitted Into Plan Review Date: 1/12/2018 2:47:43 PM

Application Date: 1/12/2018 2:36:37 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 12 Day(s)

Required Disciplines

Discipline	Status	Date
FIRE	Approved	1/23/2018 8:08:08 AM
MECHANICAL	Approved	1/16/2018 5:28:05 PM
ZONING	Pending	

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-8540 FAX

187440
PERMIT NO.
M-84207
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 84207

2020 Florida Building Code In Effect

PERMIT TYPE: MECHANICAL					
JOB NAME: WINDOWS CLASSIC					
JOB ADDRESS: 2401 SW 32 AVE					
OWNER NAME: SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS					
OWNER ADDRESS: 8500 ANDREW CARNEGIE BLVD					
CITY: CHARLOTTE					
PHONE: 9547425544	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: Air Around The Clock					
MAIL ADDRESS: 11840 NW 41 ST					
CITY STATE ZIP: CORAL SPRINGS FL 330650000					
PHONE: 9547425544	**FAX:**	**EMAIL:**			
CERT. COMPENTENCY: CAC053821	**STATE REGISTRATION: N/A**				
LOT: 0000	BLOCK: 0000	PRESENT USE: WAREHOUSE	PROPOSED USE: WAREHOUSE		
FOLIO NUMBER: 514220170080	SUBDIVISION: N/A				
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 9600	SQ.FT. / L.F.: 0				
DESCRIBE WORK: A/C CHANGE OUT: EXISTING-CARRIER 50HJ008 MIN CIRCUIT 28AMPS MAX:30 EER:8.00 NO HEAT NEW: CARRIER 50TC008 NO HEAT MIN CIRCUIT:28 MAX OVER:30 EER:11.20					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number:

Job Address: 2401 SW 32 AVE

Job Name: WINDOW'S CLASSIC

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:5/13/2021 7:59:56 PM

Application Date: 5/5/2021 7:47:06 AM

Difference Between Application to PlanReview: 8 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
FIRE	Pending	
MECHANICAL	Pending	
ZONING	Pending	

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-8340 FAX

PERMIT NO.
M-93257

APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 93257

2020 Florida Building Code In Effect

PERMIT TYPE: MECHANICAL					
JOB NAME: WINDOW'S CLASSIC					
JOB ADDRESS: 2401 SW 32 AVE					
OWNER NAME: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP					
OWNER ADDRESS: PO BOX 30428					
CITY: CHARLOTTE					
PHONE: 9549661148	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: Air Around The Clock					
MAIL ADDRESS: 11840 NW 41 ST					
CITY STATE ZIP: CORAL SPRINGS FL 330650000					
PHONE: 9547425544	**FAX:**	**EMAIL:**			
CERT. COMPENTENCY: CAC053821		**STATE REGISTRATION: N/A**			
LOT: 0	BLOCK: 0	PRESENT USE: OFFICE/WAREHOUSE	PROPOSED USE: OFFICE/WAREHOUSE		
FOLIO NUMBER: 514220170080		SUBDIVISION: SENECA INDUSTRIAL			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 9600	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: REPLACEMENT OF 7.5 TON A/C PACKAGE UNIT# 50TC008					
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.


WINDOW CLASSICS
MARVIN
WINDOWS & DOORS
2401
10/27/2020 11:39

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:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Case #:

5409

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Certified Mail #:

Property Description:

514220170080

Legal Description:

SENECA PLAT 165-9 B POR OF PAR A
DESC AS:COMM AT INTERSEC OF SLY
R/W/L OF SW 25 ST AS SHOWN ON
WILPON PARK PLAT AND ELY/L OF
SENECA PLAT;W 334.69 TO POB N
314.19;W 472.38, S 625,E 455.50,N
310.81,E 17.01 TO POB

AKA:

2401 SW 32 AVE, PEMBROKE PARK, FL
33023 #Window Classics

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/27/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

A/C permit expired (187440-0). A/C is installed without permit. Property and/or Business Owner will need to obtain new A/C permit.
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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.

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Jeffrey Louis

Code Enforcement Officer

5/5/2021

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
10/29/2020
US POSTAGE $0(



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Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Case #:

5409

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
10/29/2020
US POSTAGE $0(



011

Window Classics
2401 SW 32nd Ave
Pembroke Park, FL 33023

NOVE



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2401 SW 32 AVENUE, PEMBROKE PARK FL 33023
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP
Mailing Address	PO BOX 30428 CHARLOTTE NC 28230

ID #	5142 20 17 0080
Millage	0613
Use	48

Abbr Legal Description	SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 TO POB

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* 2021 values are considered "working values" and are subject to change.

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2021*	$1,739,810	$9,305,890	$11,045,700	$10,822,600	
2020	$1,739,810	$8,098,920	$9,838,730	$9,838,730	$212,337.50
2019	$1,739,810	$8,348,330	$10,088,140	$10,045,230	$219,616.75

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$11,045,700	$11,045,700	$11,045,700	$11,045,700
Portability	0	0	0	0
Assessed/SOH	$10,822,600	$11,045,700	$10,822,600	$10,822,600
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	$10,822,600	$11,045,700	$10,822,600	$10,822,600

Sales History

Date	Type	Price	Book/Page or CIN
12/11/2007	SW*-T	$100	44911 / 14
3/22/2001	SWD	$1,008,300	31418 / 946

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	289,968	SF
Adj. Bldg. S.F. (Card, Sketch)		108402
Eff./Act. Year Built: 2002/2001		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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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
$6.96

Sent To
CORPORATION SERVICE COMPANY
NOH # 5039, #5409

Street and Apt. No.
1201 HAYS STREET

City, State, ZIP+4®
TALLAHASSEE, FL 32301-2525

MAY 6 - 2021

Postmark Here

7021 0350 0001 0297 5279

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:

HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

9590 9402 4839 9032 7040 47

2. Article Number (Transfer from service label)
7012 0470 0001 5589 2290

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

RECEIVED MAY 07 2021

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5409
Petitioner,)
)
vs.)
)
WINDOW CLASSICS)
SENECA INDUSTRIAL HOLDINGS 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: 2401 SW 32 Ave, Pembroke Park, FL 33023

PROPERTY OWNER: Seneca Holding LLC % Ernst & Young LLP, P.O. Box 30428, Charlotte, NC 28230

FOLIO NO.: 514220170080

LEGAL DESCRIPTION: SENECA PLAT 165-9 B POR OF PAR A DESC AS:COMM AT INTERSEC OF SLY R/W/L OF SW 25 ST AS SHOWN ON WILPON PARK PLAT AND ELY/L OF SENECA PLAT;W 334.69 TO POB N 314.19;W 472.38, S 625,E 455.50,N 310.81,E 17.01 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) 5-2(a). 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) 5-2(a) **WITHIN 60 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.

Case 5409

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
JOE REALTY HOME LLC	522 NE 66 ST MIAMI, FL 33138	3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

Legal Description

Case Status Open **Case #** 6666 **Date Next Inspection** 8/17/2022

Notes Bathroom re-model without a permit including sink removal
To comply with this violation please take the following action:
1)Obtain a permit through the building department

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/28/2022		Notice of Violation	Regular Mail
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
5/18/2022	5/18/2022	Final Order	Affidavit of Service/Posted to Property Certified Mail
7/15/2022	8/17/2022	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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/17/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$1,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,600.00**

Payments

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JOE REALTY HOME LLC CASE NO. 6666

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: JOE REALTY HOME LLC AT 11:21 A.M. ON THE 22 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.

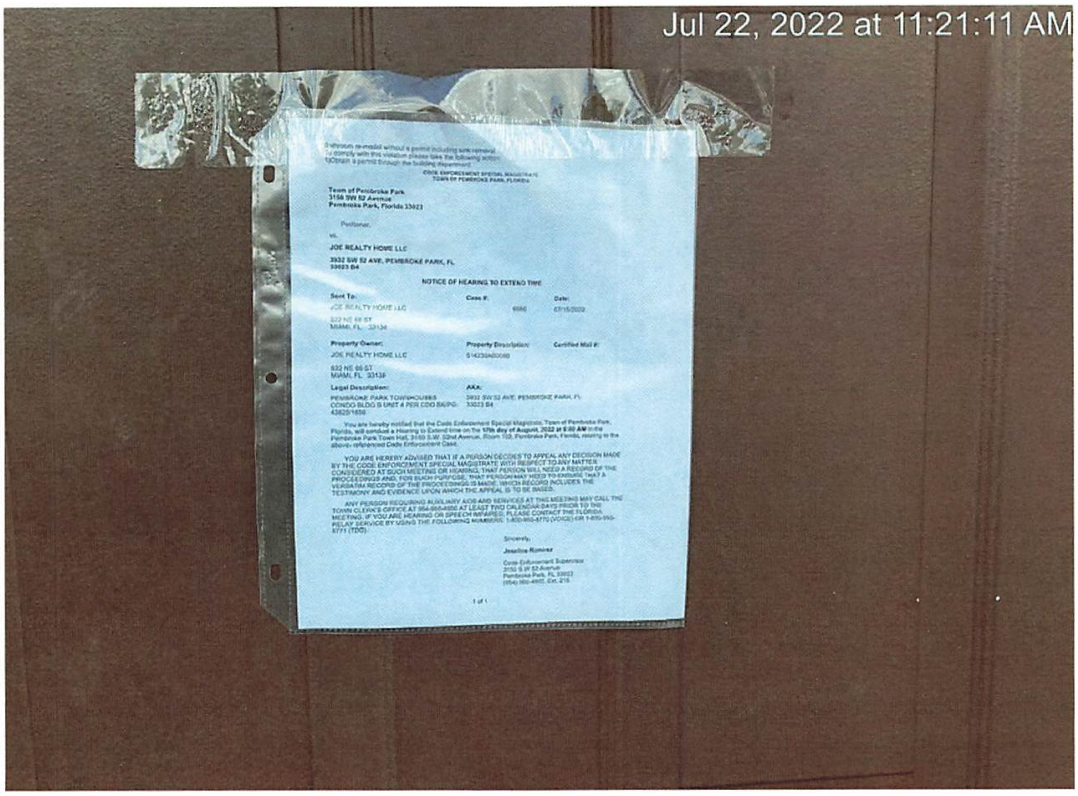
Erik Richwagen
AFFIANT

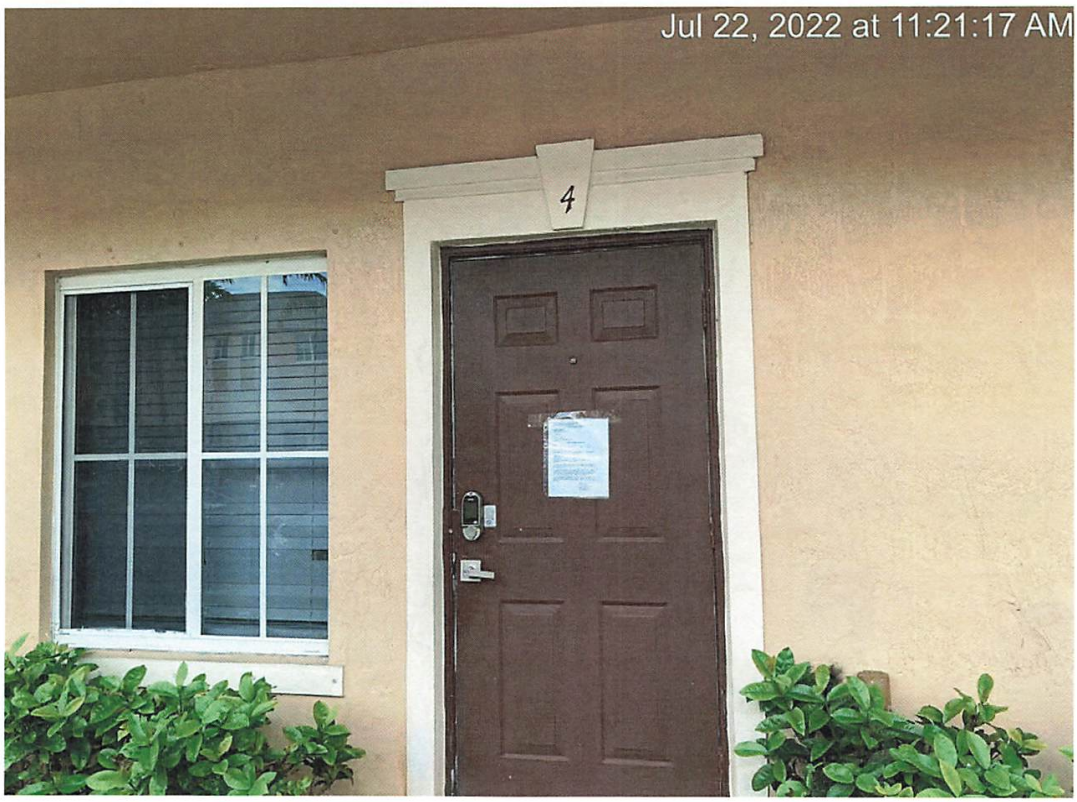
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 16 day of August 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

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 22, 2022 at 11:21:11 AM
NOTICE OF HEARING TO EXTEND TIME
JOE REALTY HOME LLC
3532 SW 52 AVE, PEMBROKE PARK, FL
33023 B4


Jul 22, 2022 at 11:21:17 AM
4

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. JOE REALTY HOME LLC Respondent(s)	Case No.: 6666

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: 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

PROPERTY OWNER: JOE REALTY HOME LLC

FOLIO NO.: 514230AB0090

LEGAL DESCRIPTION: PEMBROKE PARK TOWNHOUSES CONDO BLDG B UNIT 4 PER CDO BK/PG: 43825/1858

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN** 60 **DAYS OF THE NOTICE OF VIOLATION** issued on May 18, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 50 00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes / No____

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of May, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Bathroom re-model without a permit including sink removal
To comply with this violation please take the following action:
1)Obtain a permit through the building department

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

JOE REALTY HOME LLC

3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
JOE REALTY HOME LLC 522 NE 66 ST MIAMI, FL 33138	6666	07/15/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
JOE REALTY HOME LLC 522 NE 66 ST MIAMI, FL 33138	514230AB0090	

Legal Description:	**AKA:**
PEMBROKE PARK TOWNHOUSES CONDO BLDG B UNIT 4 PER CDO BK/PG: 43825/1858	3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **17th day of August, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 07-15 2022 Phone: 9567601106

Email: desiljsph74@gmail.com

Property Address: 3932 SW 52 Avenue Apt4 pembroke park FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Desilhomme Joseph (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6666 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 08/17/2022 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 05/18/2022 imposing the fine of $ 50.00 per day for violation(s)of the Town's Code of Ordinances:

5-105, 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Desilhomme Joseph
Petitioner's Name (Print)

Petitioner's Signature

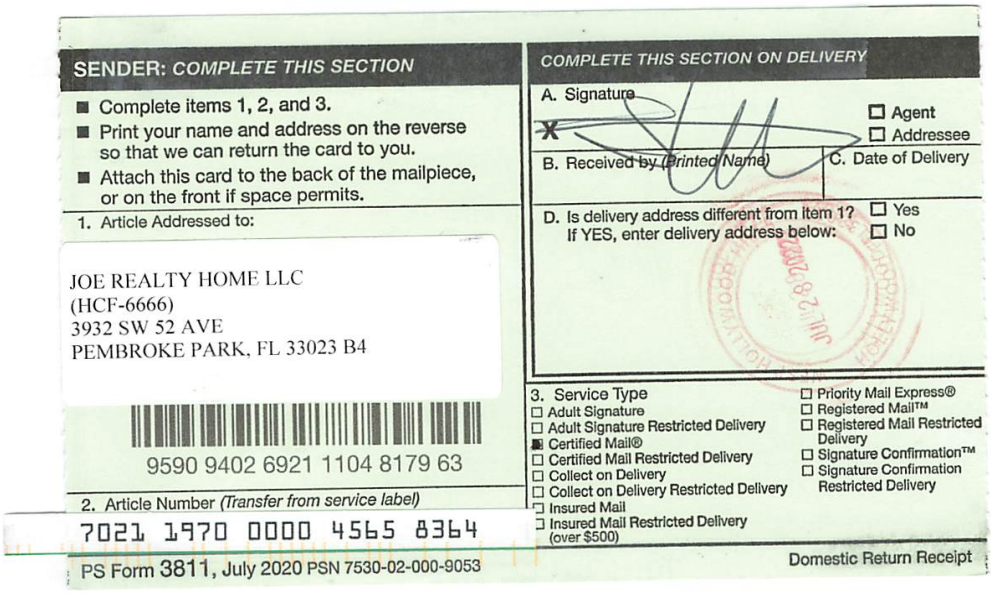
State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Joseph Desilhomme, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 15 day of July, 20 22.

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.



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:

JOE REALTY HOME LLC
(HCF-6666)
3932 SW 52 AVE
PEMBROKE PARK, FL 33023 B4

9590 9402 6921 1104 8179 63

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 8364

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DESILHOMME, JOSEPH
(HCF-6666)
3932 SW 52ND AVE APT 4
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 8179 87

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 8388

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

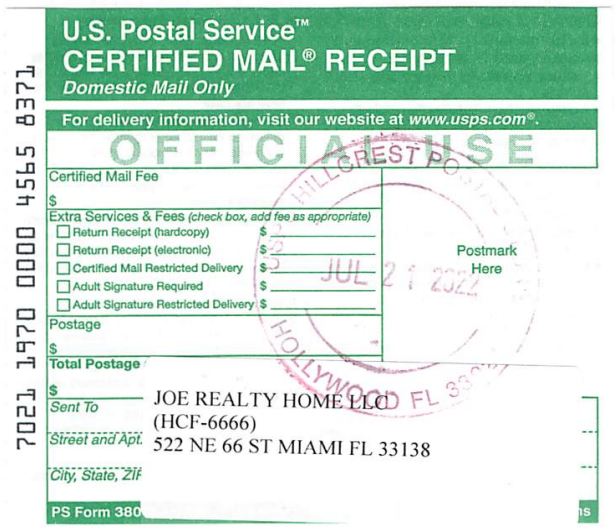
B. Received by *(Printed Name)* C. Date of Delivery

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

7021 1970 0000 4565 8371



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

Postage
$

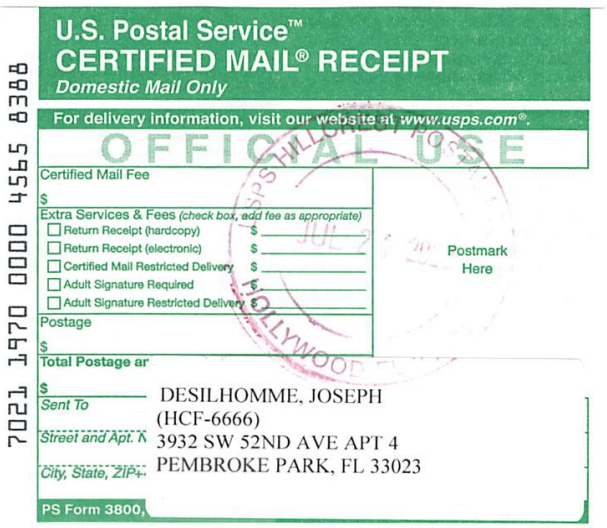
Total Postage
$

Sent To
Street and Apt.
City, State, ZIP

JOE REALTY HOME LLC
(HCF-6666)
522 NE 66 ST MIAMI FL 33138

PS Form 380

7021 1970 0000 4565 8388



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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 $

Postmark Here

Postage
$

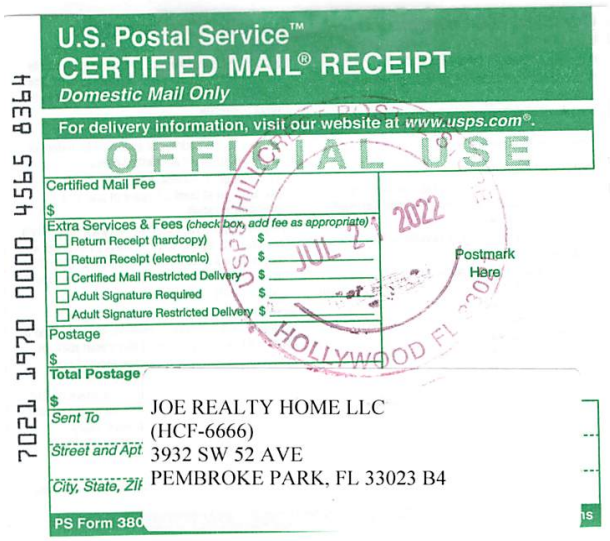
Total Postage ar
$

Sent To
Street and Apt. N
City, State, ZIP+

DESILHOMME, JOSEPH
(HCF-6666)
3932 SW 52ND AVE APT 4
PEMBROKE PARK, FL 33023

PS Form 3800,

7021 1970 0000 4565 8364



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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 $

Postmark Here

Postage
$

Total Postage
$

Sent To
Street and Apt.
City, State, ZIP

JOE REALTY HOME LLC
(HCF-6666)
3932 SW 52 AVE
PEMBROKE PARK, FL 33023 B4

PS Form 380



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 Por
$ 7.33

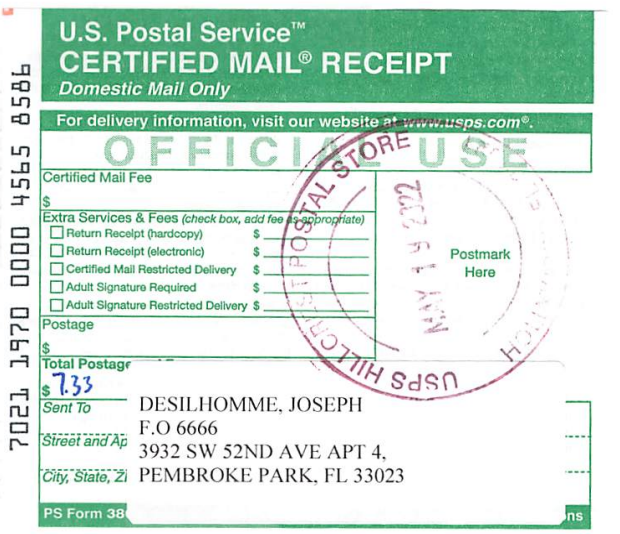
Sent To JOE REALTY HOME LLC
F.O 6666
Street ar 522 NE 66 ST,
City, Sta MIAMI FL 33138

PS Form uctions

Postmark Here

HOLLYWOOD FL 33021
HILLCREST POSTAL STORE

7021 1970 0000 4565 8340



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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.33

Sent To DESILHOMME, JOSEPH
F.O 6666
Street and Ap 3932 SW 52ND AVE APT 4,
City, State, Zi PEMBROKE PARK, FL 33023

PS Form 38 ns

Postmark Here

USPS HILLCREST POSTAL STORE
MAY 19 2022

7021 1970 0000 4565 8586

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

DESILHOMME JOSEPH
3932 SW 52 AVE B4
PEMBROKE PARK, FL 33023

Site Address:

3932 SW 52 AVE, PEMBROKE PARK,
FL 33023 B4

Date 5/18/2022 11:41:38 AM
Invoice # 25180
For Code Enforcement Case# 6666

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
3.00	Technology Convenience Fee	$3.00
Total		**$103.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	7/17/2022		$50.00	0	$0.00
Admin Fixed	5/18/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
5/18/2022	Credit	$103.00
Total		$103.00

Balance **$0.00**

Case Overview

Property/Incident Information

Owner	Address	Site Address
JOE REALTY HOME LLC	522 NE 66 ST MIAMI, FL 33138	3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

Legal Description

Case Status Open **Case #** 6666 **Date Next Inspection** 5/18/2022

Notes Bathroom re-model without a permit including sink removal
To comply with this violation please take the following action:
1)Obtain a permit through the building department

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/28/2022		Notice of Violation	Regular Mail/ Hand 1/28/22
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 4/14/22

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.	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



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
$

Postmark Here

Sent To JOE REALTY HOME LLC
Street and Ap 522 NE 66 ST
City, State, Zi MIAMI FL 33138 (NOH-6666)

PS Form 38

7021 1970 0000 4565 7992



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
$

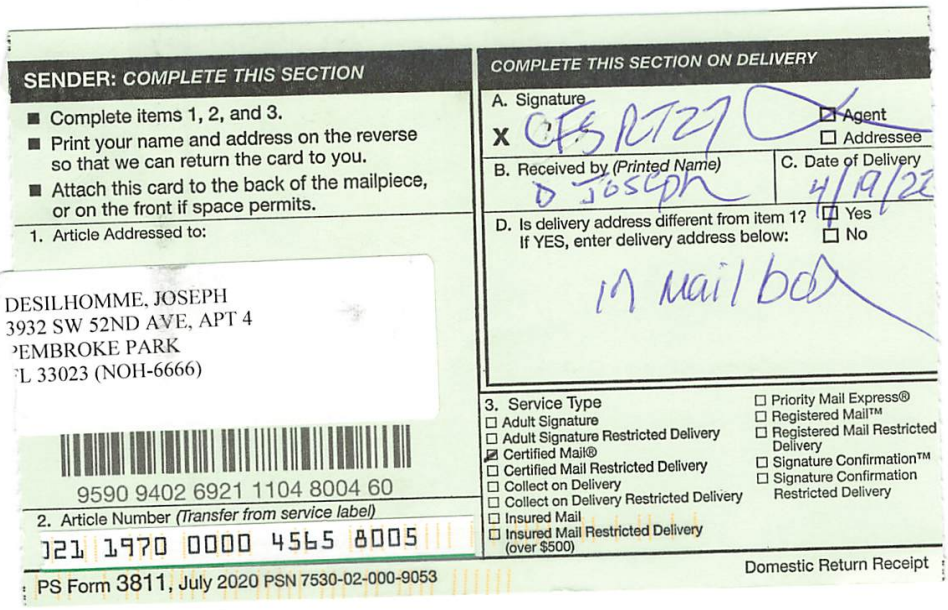
Total Postage
$ 7.33

Postmark Here

Sent To DESILHOMME, JOSEPH
Street and Apt. 3932 SW 52ND AVE, APT 4
City, State, ZIP PEMBROKE PARK FL 33023 (NOH-6666)

PS Form 3800

7021 1970 0000 4565 8005



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:

DESILHOMME, JOSEPH
3932 SW 52ND AVE, APT 4
PEMBROKE PARK
FL 33023 (NOH-6666)

9590 9402 6921 1104 8004 60

2. Article Number (Transfer from service label)
7021 1970 0000 4565 8005

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) D JOSEPH
C. Date of Delivery 4/19/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
IN Mail box

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.)

)

JOE REALTY HOME LLC CASE NO. 6666.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: JOE REALTY HOME LLC AT 3:50 P.M. ON THE 28 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.

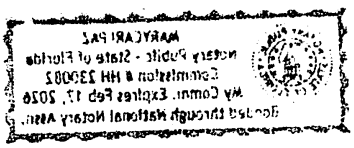
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 17 day of May, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

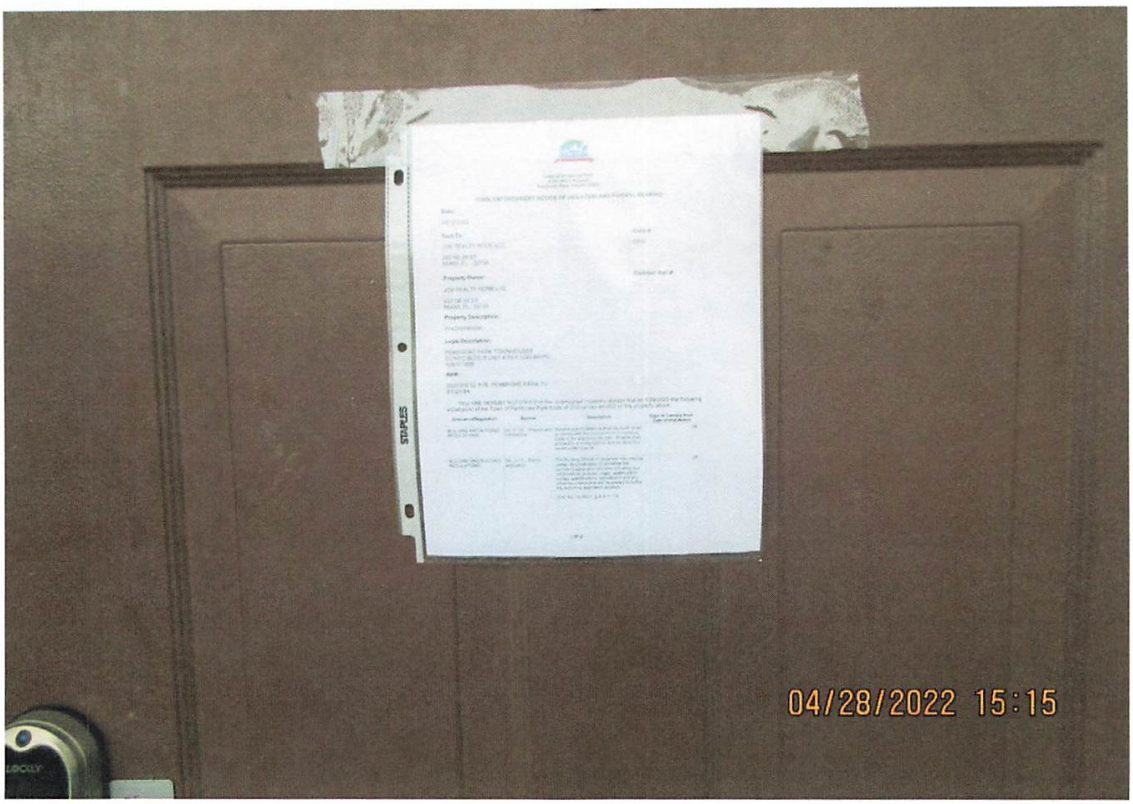
Signature

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.


MARY CARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


4
04/28/2022 15:16


STAPLES
04/28/2022 15:15

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/12/2022

Sent To:

JOE REALTY HOME LLC

522 NE 66 ST
MIAMI, FL 33138

Case #:

6666

Property Owner:

JOE REALTY HOME LLC

522 NE 66 ST
MIAMI, FL 33138

Certified Mail #:

Property Description:

514230AB0090

Legal Description:

PEMBROKE PARK TOWNHOUSES
CONDO BLDG B UNIT 4 PER CDO BK/PG:
43825/1858

AKA:

3932 SW 52 AVE, PEMBROKE PARK, FL
33023 B4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	28
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)	28

Bathroom re-model without a permit including sink removal
To comply with this violation please take the following action:
1)Obtain a permit through the building department

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 18th day of May, 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

4/12/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3932 SW 52 AVENUE #B4, PEMBROKE PARK FL 33023	ID #	5142 30 AB 0090
Property Owner	JOE REALTY HOME LLC	Millage	0613
Mailing Address	522 NE 66 ST MIAMI FL 33138	Use	04
Abbr Legal Description	PEMBROKE PARK TOWNHOUSES CONDO BLDG B UNIT 4 PER CDO BK/PG: 43825/1858		

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*	$16,290	$146,630	$162,920	$149,730	
2021	$16,290	$146,630	$162,920	$136,120	$3,100.38
2020	$13,480	$121,300	$134,780	$123,750	$2,742.50

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$162,920	$162,920	$162,920	$162,920
Portability	0	0	0	0
Assessed/SOH	$149,730	$162,920	$149,730	$149,730
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	$149,730	$162,920	$149,730	$149,730

Sales History

Date	Type	Price	Book/Page or CIN
6/19/2018	WD-Q	$125,000	115153111
8/14/2009	SWD-T		46610 / 975

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		1335
Units/Beds/Baths		1/3/2.5
Eff./Act. Year Built: 2008/2007		

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 Not For Profit Corporation
PEMBROKE PARK TOWNHOUSES CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N07000002960
FEI/EIN Number	26-0171586
Date Filed	03/21/2007
State	FL
Status	ACTIVE

Principal Address

3930 SW 52 AVE
UNIT 4D
PEMBROKE PARK, FL 33023

Changed: 04/05/2011

Mailing Address

3930 SW 52 AVE
UNIT 4D
PEMBROKE PARK, FL 33023

Changed: 04/05/2011

Registered Agent Name & Address

SARA, OQUENDO
3930 SW 52ND AVE APT 4
PEMBROKE PARK, FL 33023

Name Changed: 03/18/2019

Address Changed: 03/18/2019

Officer/Director Detail

Name & Address

Title SECR

OQUENDO, SARA
3930 SW 52 AVE UNT 4D
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	03/18/2019
2020	04/06/2020
2021	04/27/2021

Document Images

04/27/2021 -- ANNUAL REPORT	View image in PDF format
04/06/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
03/28/2017 -- ANNUAL REPORT	View image in PDF format
02/23/2016 -- ANNUAL REPORT	View image in PDF format
02/26/2015 -- ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
03/25/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
02/13/2012 -- Reg. Agent Change	View image in PDF format
04/19/2011 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
09/13/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
04/15/2008 -- ANNUAL REPORT	View image in PDF format
03/21/2007 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
JOE REALTY HOME LLC 522 NE 66 ST MIAMI, FL 33138	6666	01/28/2022

Property Owner:	Property Description:	Certified Mail #:
JOE REALTY HOME LLC 522 NE 66 ST MIAMI, FL 33138	514230AB0090	

Legal Description:	AKA:
PEMBROKE PARK TOWNHOUSES CONDO BLDG B UNIT 4 PER CDO BK/PG: 43825/1858	3932 SW 52 AVE, PEMBROKE PARK, FL 33023 B4

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Notes/Means of Correction:

Bathroom re-model without a permit including sink removal
To comply with this violation please take the following action:
1)Obtain a permit through the building department

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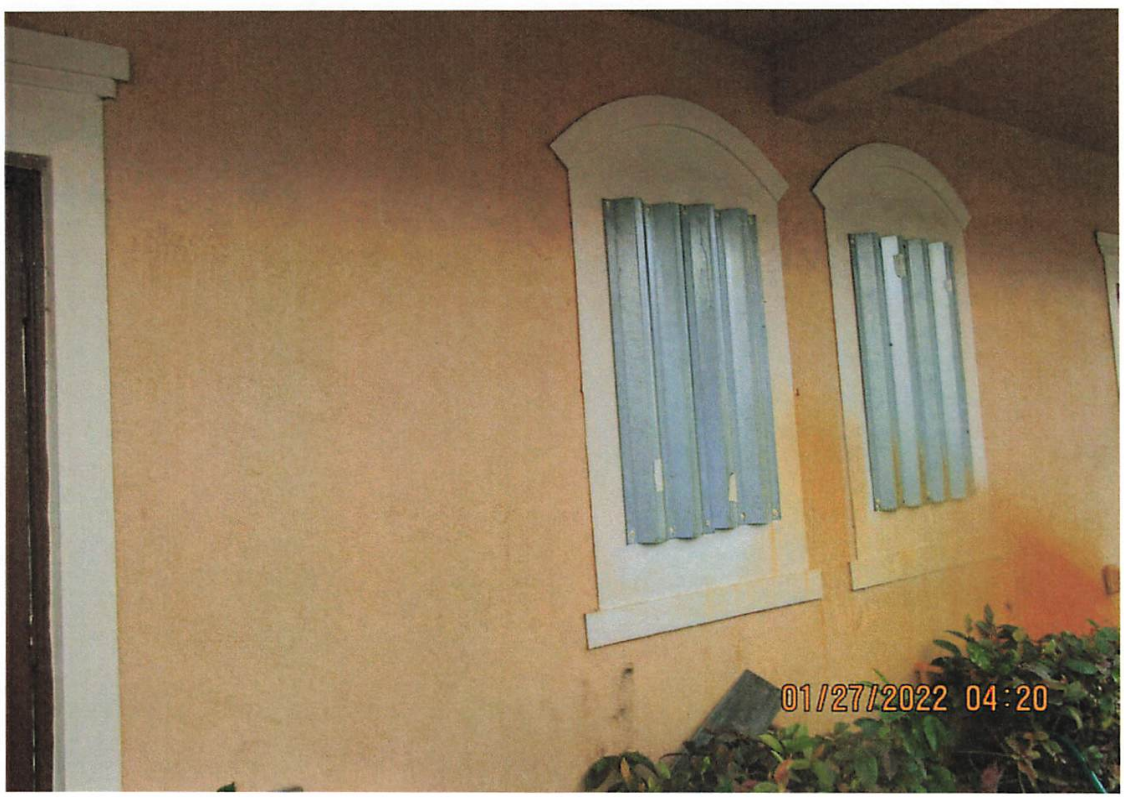
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer


4
01/27/2022 04:20


01/27/2022 04:20


⚠WARNING
RISK OF ELECTRIC SHOCK. CAN CAUSE INJURY OR DEATH: DISCONNECT ALL REMOTE ELECTRIC POWER SUPPLIES BEFORE SERVICING. THIS COMPARTMENT MUST BE CLOSED EXCEPT WHEN SERVICING.
⚠ AVERTISSEMENT
DANGER DE CHOC ÉLECTRIQUE OU DE MORT. COUPEZ TOUT LE COURANT AVANT TOUT ENTRETIEN OU REPARATION. LE COMPARTIMENT DOIT RESTER FERME SAUF PENDANT L'ENTRETIEN.
⚠ ADVERTENCIA
PELIGRO DE CHOQUE ELÉCTRICO O MUERTE. DESCONECTE TODAS LAS FUENTES DE ENERGÌA ELÉCTRICA ANTES DE MANTENIMIENTO O SERVICO TÉCNICO. EL COMPARTIMENTO DEBE PERMANECER CERRADO EXCEPTO DURANTE EL SERVICIO DE MANTENIMIENTO.
01/27/2022 04:22

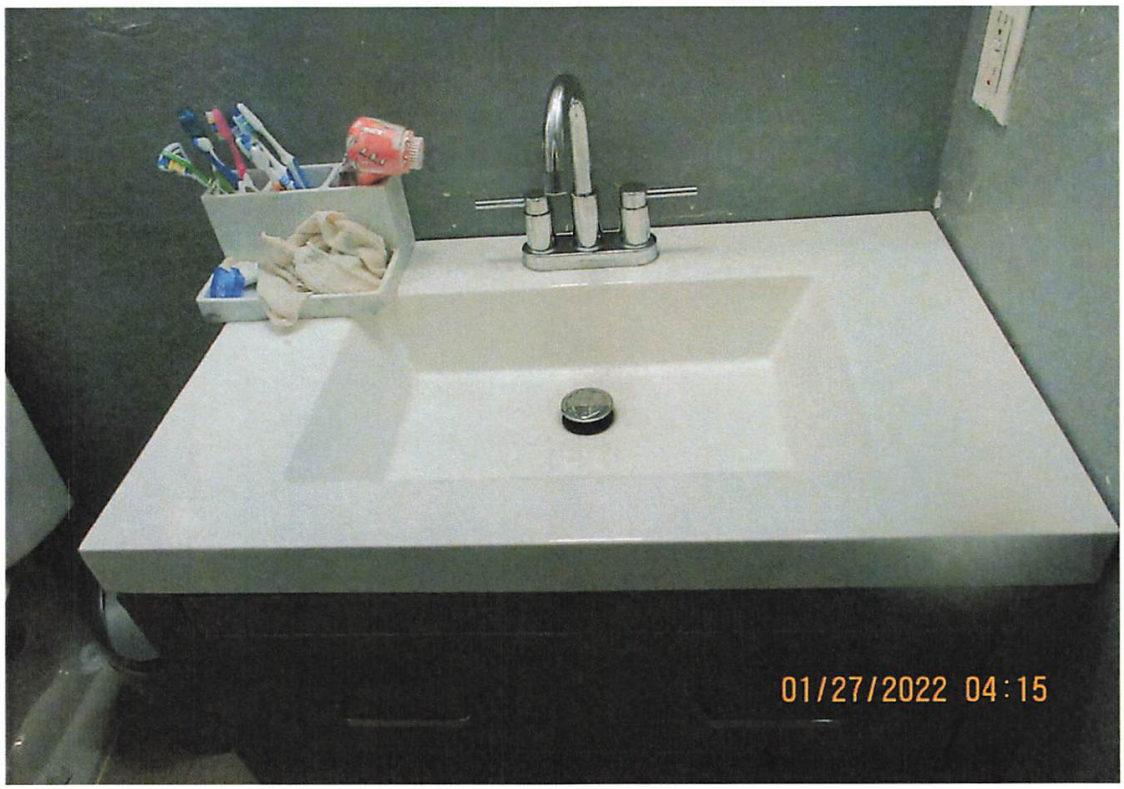

ETL
Intertek
AHRI CERTIFIED
01/27/2022 04:22


GOODMAN MANUFACTURING COMPANY, L.P.
5151 SAN FELIPE ST., SUITE 500, HOUSTON, TX 77056
WARNING
ADVERTISSEMENT
ADVERTENCIA
Intertek
AHRI CERTIFIED
01/27/2022 04:22


GOODMAN MANUFACTURING COMPANY, L.P.
5151 SAN FELIPE ST., SUITE 500, HOUSTON, TX 77056
WARNING
ADVERTISSEMENT
ADVERTENCIA
Intertek
AHRI CERTIFIED
01/27/2022 04:23


01/27/2022 04:24


01/27/2022 04:12


01/27/2022 04:15


01/27/2022 04:15

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

:6 Sara, OQ Vendo
3930 SW 52nd Ave Apt 4
Pembroke Park, FL 33023

OF PEMBROKE PARK
) AVENUE • PEMBROKE PARK, FLORIDA 33023

6666

Sent To:
JOE REALTY HOME LLC
522 NE 66 ST
MIAMI, FL 33138

Case #:
6666

N OF PEMBROKE PARK
2ND AVENUE • PEMBROKE PARK, FLORIDA 33023

:666 522 NE 66 ST Miami FL 33138