AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Thursday, August 19, 2021
Council Chambers
3150 SW 52 Ave, Pembroke Park, FL 33023

Page

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **SPECIAL MAGISTRATE OPENING STATEMENT**

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

5. **ADOPTION OF MINUTES**

5.1. Special Magistrate Meeting Minutes for April 13, 2021 — 6 - 32
Special Magistrate Meeting Minutes for May 18, 2021

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

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

7.1. **CASE 5070** - E&M PROPERTIES 2665 LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** — 33 - 48
CASE OVERVIEW 5070

7.2. **CASE 5072** - PEMBROKE CROWN LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** — 49 - 64
CASE OVERVIEW 5072

7.3. **CASE 5074** - PARK LAKE INC. - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** — 65 - 78
CASE OVERVIEW 5074

8.

FORMAL HEARING - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

8.1. **CASE 5103** - ALBA LOPEZ/ LA SIESTA MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-103(a)(o) - EXTERIOR MAINTENANCE REQUIRED; 5-105; 5-2(b) - NO BUILDING PERMIT; 12-48; 12-49 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 79 - 113

CASE OVERVIEW 5103

8.2. **CASE 5109** - PATRICIA ALVAREZ/ LAKESHORE MOBILE HOME PARK LLC - FORMAL HEARING - SECTIONS(s) 5-105 - NO BUILDING PERMIT; 12-48; 12-49 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 114 - 145

CASE OVERVIEW 5109

8.3. **CASE 5110** - GERONIMO COUSIN/ LAKESHORE MOBILE HOME PARK LLC - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT; 12-48; 12-49 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 146 - 177

CASE OVERVIEW 5110

8.4. **CASE 5111** - BERNICE LEE/ LAKESHORE MOBILE HOME PARK LLC - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT; 12-48; 12-49 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 178 - 208

CASE OVERVIEW 5111

8.5. **CASE 5112** - FRAMMY NUNEZ BATISTA/ CHRISTIAN JOSE PENA PUJOLS/ LAKESHORE MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT; 12-48; 12-49 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 209 - 245

CASE OVERVIEW 5112

8.6. **CASE 5113** - ISMAEL LOPEZ/ LAKESHORE MOBILE HOME PARK LLC - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT; 12-48; 12-49 - PROHIBITED OUTDOOR STORAGE; 28-272 - NUMBER OF OCCUPANTS - **FIRST OFFENSE** 246 - 275

CASE OVERVIEW 5113

8.7. **CASE 5272** - EZRA HENRY KASHY/ PARK LAKE INC. - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** 276 - 297

CASE OVERVIEW 5272

8.8. **CASE 5299** - 3221 LLC - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(i)(h) - EXTERIOR MAINTENANCE; 12-48 - PROHIBITED OUTDOOR STORAGE; 13-2 - ABANDON VEHICLES - **FIRST OFFENSE** 298 - 323

CASE OVERVIEW 5299

8.9. **CASE 5301** - JOLIS AND JEFFREY LEWIS - FORMAL HEARING - SECTION(s) 5-103(a(b)(c) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 324 - 347

CASE OVERVIEW 5301

8.10. **CASE 5302** - RIKING ENTERPRISES V LLC - FORMAL HEARING - SECTION(s) 5-103(a)(c) - EXTERIOR MAINTENANCE - **FIRST OFFENSE** 348 - 370

CASE OVERVIEW 5302

8.11. **CASE 5378** - PEMBROKE PARK WAREHOUSES HOLDING/ ROZZCO SERVICES REPAIR - FORMAL HEARING - SECTION(s) 15-17 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** 371 - 384

CASE OVERVIEW 5378

8.12. **CASE 5379** - PEMBROKE PARK WAREHOUSES HOLDING/ L-M SOUTH SERVICES, INC. - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT; 15-17 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** 385 - 410

CASE OVERVIEW 5379

8.13. **CASE 5447** - 3221 LLC - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** 411 - 431

CASE OVERVIEW 5447

8.14. **CASE 5479** - PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY - FORMAL HEARING - SECTION(s) 5-103(a)(c)(g)(i) - EXTERIOR MAINTENANCE; 27-33 - LANDSCAPE MAINTENANCE - **FIRST OFFENSE** 432 - 464

CASE OVERVIEW 5479

8.15. **CASE 5827** - ISMAEL LOPEZ/ LAKESHORE MOBILE HOME PARK LLC - FORMAL HEARING - SECTION(s) 5-105; 5-17; 5-2(a)(b) - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 465 - 498

CASE OVERVIEW 5827

9.

HEARING TO EXTEND TIME - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

9.1. **CASE 4837** - JANETH URDANETA CASTELLANOS/ PARKER LONE PINE WEST LLC - HEARING TO EXTEND TIME - SECTION(s) 5-105 - NO BUILDING PERMIT; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME - **FIRST OFFENSE** 499 - 522

CASE OVERVIEW 4837

10.

HEARING TO ABATE FINE - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

10.1. **CASE 4582** - EDDIE ESCOBAR/ GREEN ACRES PEMBROKE MHC LLC - HEARING TO ABATE FINE - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 523 - 550

CASE OVERVIEW 4582

11.

FORMAL HEARING - CODE ENFORCEMENT OFFICER TERESSA MALCOLM

11.1. **CASE 5610** - CBM MULTI-SERVICES/ BNUMO INC - FORMAL HEARING - SECTION(s) 5-17; 21-23(a) - NO BUILDING PERMIT; 21-21 - TEMPORARY SIGNS - **FIRST OFFENSE** 551 - 567

CASE OVERVIEW 5610

11.2. **CASE 5630** - CLAIRE RENE - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 568 - 597

CASE OVERVIEW 5630

11.3. **CASE 5674** - MONA GUIRAND - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 598 - 608

CASE OVERVIEW 5674

11.4. **CASE 5678** -BRINDA WEAVER - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** 609 - 621

CASE OVERVIEW 5678

11.5. **CASE 5709** - ARDEVCO LLC - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 5-103(a)(c)(i)(j)(k)(l) - EXTERIOR MAINTENANCE; 13-2 - ABANDONED VEHICLE; 28-332; 28-335 - COMMERCIAL ZONED AREAS - **THIRD OFFENSE** 622 - 674

CASE OVERVIEW 5709

11.6. **CASE 5751** - MARCELO GARCIA - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME - **FIRST OFFENSE** 675 - 709

CASE OVERVIEW 5751

11.7. **CASE 5831** - ELIZABETH BELAUNDE/ LAKESHORE MOBILE HOME PARK - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME - **FIRST OFFENSE** 710 - 735

CASE OVERVIEW 5831

11.8. **CASE 5833** - JANICE & JOHN SULLIVAN/ PARK LAKE INC. - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** 736 - 766

CASE OVERVIEW 5833

11.9. **CASE 5902** - ARDEVCO LLC - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT - **FOURTH OFFENSE** 767 - 814

CASE OVERVIEW 5902

11.10. **CASE 5924** - ASHAINA LESSNER/ HOLIDAY HALLANDALE MHC LLC - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT- **FIRST OFFENSE** 815 - 842

CASE OVERVIEW 5924

11.11. **CASE 5997** - BRIGETTE CHARBONNEAU AND YVES RODI - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 843 - 863

CASE OVERVIEW 5997

11.12. **CASE 6001** - ARDEVCO LLC - FORMAL HEARING - SECTION(s) 5-105; 5-17- NO BUILDING PERMIT - **FIFTH OFFENSE** 864 - 883

CASE OVERVIEW 6001

12. **ADJOURNMENT**

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

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

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

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, APRIL 13TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

1. **CALL TO ORDER**

2. **ROLL CALL:**

ATTENDANCE:
SPECIAL MAGISTRATE: HARRY HIPLER
ATTORNEY: MELISSA ANDERSON
CHIEF CODE ENFORCEMENT OFFICER : JOSELINE RAMIREZ
CODE ENFORCEMENT OFFICER : JEFFREY LOUIS
CODE ENFORCEMENT OFFICER/CLERK: TERESSA MALCOLM

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, APRIL 13TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

	CASE NO:	ORDER	NAME OF PLANTIFF	ADDRESS	CODE OFFICER
1. CASE	4634	**HEARING TO CONFIRM FINE**	LAKESHORE MHP / RYAN SHIPP	2701 S PARK ROAD	JOSELINE RAMIREZ
		CONTINUANCE	PRESENT	COMPLY BY: JUNE 12, 2021	
2. CASE	4443	**FORMAL HEARING**	BLANCA HOPKINS / LAKESHORE MHP	41 PEYTON PLACE	JEFFREY LOUIS
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JUNE 12, 2021	
3. CASE	4635	**FORMAL HEARING**	DEBORAH VAUGHN	135 STEVEN STREET	JEFFREY LOUIS
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: MAY 13, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, APRIL 13TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

4. CASE	4734	**FORMAL HEARING**	BARRY LEVINE	2099 S PARK ROAD	JEFFREY LOUIS
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE + $100 ADMIN FEE	ABSENT	COMPLY BY: MAY 13, 2021	
5. CASE	4763	**FORMAL HEARING**	JESUS RODRIGUEZ	115 LORI LANE	JEFFREY LOUIS
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: MAY 13, 2021	
6. CASE	4768	**FORMAL HEARING**	EAST COAST INVEST LLC / HALLANDALE LAND TRUST LLC	3195 W HALLANDALE BEACH BLVD	JEFFREY LOUIS
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JUNE 12, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, APRIL 13TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

7. CASE NO:	4769	**FORMAL HEARING**	AMADO MONGE / LAKESHORE MHP	101 DAVID DRIVE	JEFFREY LOUIS
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: MAY 13, 2021	
8. CASE NO:	4770	**FORMAL HEARING**	ANA SANCHEZ / LAKESHORE MHP	103 DAVID DRIVE	JEFFREY LOUIS
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: MAY 13, 2021	
9. CASE NO:	4772	**FORMAL HEARING**	WANDA CRUZ / LAKESHORE MHP	105 DAVID DRIVE	JEFFREY LOUIS
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: MAY 13, 2021	
10. CASE NO:	4791	**FORMAL HEARING**	JOHN CRAWFORD / LAKESHORE MHP	23 TRACI TERR WEST	JEFFREY LOUIS
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: MAY 13, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, APRIL 13TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

11. CASE NO:	4792	**FORMAL HEARING**	RUFUS MASON / LAKESHORE MHP	21 TRACI TERR WEST	JEFRREY LOUIS
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: MAY 13, 2021	
12. CASE NO:	4793	**FORMAL HEARING**	EVER ARGUETA / LAKESHORE MHP	107 DAVID DRIVE	JEFFREY LOUIS
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: MAY 13, 2021	
13. CASE NO:	4795	**FORMAL HEARING**	ANA MARIA REALEVASQUEZ / LAKESHORE MHP	22 TRACI TERR WEST	JEFFREY LOUIS
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: MAY 13, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, APRIL 13TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

14. CASE NO:	4796	**FORMAL HEARING**	CRISTAL VILLA / LAKESHORE MHP	104 DAVID DRIVE	JEFFREY LOUIS
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: MAY 13, 2021	
15. CASE	4802	**FORMAL HEARING**	GERARDO MARES / PARKER LONE PINE WEST LLC	408 LONE PINE LANE	JEFFREY LOUIS
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE + $100 ADMIN FEE	PRESENT	COMPLY BY: MAY 13, 2021	
16. CASE	4900	**FORMAL HEARING**	ANO LLC	1960 SW 30 AVE #B	JEFFREY LOUIS
		RESPONDENT GIVEN 15 DAYS FOR COMPLIANCE OR $100 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: APRIL 28, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, APRIL 13TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

17. CASE NO:	4985	**FORMAL HEARING**	GARDEN PROPERTY 786 INC	2950 SW 32 AVE	JEFFREY LOUIS
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $100 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: MAY 13, 2021	
18. CASE	4720	**FORMAL HEARING**	RUTH MIRANDA / HOLIDAY MHP	3120 W HALLANDALE BEACH BLVD LOT 819	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JUNE 12, 2021	
19. CASE	4771	**FORMAL HEARING**	BRUCE KLAIBER / LAKESHORE MHP	24 TRACI TERR WEST	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR $100 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JUNE 12, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, APRIL 13TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

20. CASE	4862	**FORMAL HEARING**	FRAMMY NUNEZ / HOLIDAY MHP	3120 W HALLANDALE BEACH BLVD LOT 524	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JULY 12, 2021	
21. CASE	4863	**FORMAL HEARING**	DANIEL CONTRERRAS / HOLIDAY MHP	3120 W HALLANDALE BEACH BLVD LOT 525	JOSELINE RAMIREZ
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JULY 12, 2021	
22. CASE	4879	**FORMAL HEARING**	CLAUDE MARCOUX / DALE VILLAGE MHP	2550 SW 51 TERR	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: MAY 13, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, APRIL 13TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

23. CASE NO:	4934	**FORMAL HEARING**	PEMBROKE CROWN LLC / WHOLESALERS OF T- SHIRTS & APPAREL	2673 S PARK LANE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: MAY 13, 2021	
24. CASE NO:	4735	**FORMAL HEARING**	PEMBROKE CROWN LLC / AAA CLOSEOUT	2633 S PARK LANE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $0 ADMIN FEE	PRESENT	COMPLY BY: MAY 13, 2021	
25. CASE NO:	4951	**FORMAL HEARING**	CONDADO REAL CONDONIUM ASSOCIATION INC / JOSE VALMANA	5100 SW 41 ST	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE + $100 ADMIN FEE	PRESENT	COMPLY BY: MAY 13, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, APRIL 13TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

26. CASE NO:	4952	**FORMAL HEARING**	CONDADO REAL CONDONIUM ASSOCIATION INC / JOSE VALMANA	5100 SW 41 ST	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: MAY 13, 2021	
27. CASE	4951	**HEARING TO CONFIRM & ABATE FINE**	MELBA CABRERA / HOLIDAY MHP	3120 W HALLANDALE BEACH BLVD LOT 815	JOSELINE RAMIREZ
		CONFIRMED FINE: $11,050.00 FINE ABATED TO $1,195.00 RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE	PRESENT	COMPLY BY: JUNE 12, 2021	
28. CASE	4582	**HEARING TO CONFIRM FINE**	EDDIE ESCOBAR / GREENACRES MHP	3100 W HALLANDALE BEACH BLVD LOT 508	JOSELINE RAMIREZ
		CONFIRMED FINE: $16,700.00 + $100 ADMIN FEE TOTAL $16,800.00	PRESENT		
29. CASE	4644	**HEARING TO CONFIRM FINE**	WAREHOUSE 1800 LLC / PETER MEIKLE	2401 JOHN P LYONS LANE #B9 &#B10	JOSELINE RAMIREZ
		CONFIRMED FINE: $500.00 FINE ABATED TO $0 + $100 ADMIN FEE WAS PAID	PRESENT	COMPLIED	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, APRIL 13TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

30. CASE	4721	**HEARING TO CONFIRM & ABATE FINE**	CONRADO MUNERO / PEMBROKE PARK LAKES MHP	211 W LAKE DRIVE	JOSELINE RAMIREZ
		CONFIRMED FINE: $1,000.00 ABATEDTO: $90 + $100 ADMIN FEE RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE	PRESENT	COMPLY BY: MAY 13, 2021	
31. CASE	4724	**HEARING TO CONFIRM & ABATE FINE**	GIANT OIL INC	3250 PEMBROKE RD	JOSELINE RAMIREZ
		CONFIRMED FINE: $17,450.00 ABATED TO: $90 + $100 ADMIN FEE RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE	PRESENT	COMPLY BY: MAY 13, 2021	
32. CASE	4746	**HEARING TO CONFIRM FINE**	PEMBROKE PARK WAREHOUSE HOLDING / NANCY ROMERO	3120 SW 19 ST #145-155	JOSELINE RAMIREZ
		CONFIRMED FINE: $17,450.00 + $100 ADMIN FEE RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE	PRESENT	COMPLY BY: MAY 13, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, APRIL 13TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

33. CASE	4773	**HEARING TO CONFIRM FINE**	GLADYS DUPRAT / LAKESHORE MHP	102 DAVID DRIVE	JOSELINE RAMIREZ
		CONFIRMED FINE: $18,700.00 + $100 ADMIN FEE RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE	PRESENT	COMPLY BY: MAY 13, 2021	
34. CASE	4889	**HEARING TO CONFIRM FINE**	INVESTMENT LAWYERS LLC / ALEX HUDSON	5100 SW 41 ST #201	JOSELINE RAMIREZ
		CONFIRMED FINE: $2,250.00 FINE ABATED TO $1,125 + $100 ADMIN FEE RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE	PRESENT	COMPLY BY: MAY 13, 2021	
35. CASE	5006	**FORMAL HEARING**	FD PORTFOLIO III LLC % FAMILY DOLLAR STORES INC	4100 W HALLANDALE BEACH BLVD	JEFFREY LOUIS
		RESPONDENT GIVEN 0 DAYS FOR COMPLIANCE OR $100 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: APRIL 13, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, APRIL 13TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

36. CASE	4798	**HEARING TO CONFIRM FINE**	AZUL SUAREZ / LONE PINE WEST LLC	111 LORI LANE	JOSELINE RAMIREZ
		CONFIRMED FINE: $16,700.00 + $100 ADMIN FEE RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE	ABSENT	COMPLY BY: MAY 13, 2021	
37. CASE	4555	**HEARING TO CONFIRM FINE**	ISBEL RUIZ / LAKESHORE MHP	102 LORI LANE	JOSELINE RAMIREZ
		CONFIRMED FINE: $16,700.00 + $100 ADMIN FEE RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE	ABSENT	COMPLY BY: MAY 13, 2021	
38. CASE	4945	**FORMAL HEARING**	QUINTERO & BROTHERS LLC	4908 SW 36 CT	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: MAY 13, 2021	
39. CASE	4397	**HEARING TO CONFIRM & ABATE FINE**	TANIA GALLARDO / BAMBOO MHP	2300 CHARLES ROAD	JEFFREY LOUIS
		CONFIRMED FINE: $16,400.00 + $100 ADMIN FEE RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE	ABSENT	COMPLY BY: MAY 13, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, APRIL 13TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

Respectfully Submitted:

Joseline Ramirez, Chief Code Enforcement Officer Joseline Ramirez

Transcribed By: Teressa Malcolm Code Clerk/ Code Enforcement Officer Teressa Malcolm

Signature: Joseline Ramirez
Joseline Ramirez (Aug 9, 2021 08:23 EDT)

Email: jramirez@tppfl.gov

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, MAY 18TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

1. **CALL TO ORDER**

2. **ROLL CALL:**

ATTENDANCE:
SPECIAL MAGISTRATE: RAFAEL SUAREZ-RIVAS
ATTORNEY: MELISSA ANDERSON
BUILDING OFFICIAL: MIGUEL NUNEZ
CHIEF CODE ENFORCEMENT OFFICER : JOSELINE RAMIREZ
CODE ENFORCEMENT OFFICER : JEFFREY LOUIS
CODE ENFORCEMENT OFFICER : TERESSA MALCOLM
CLERK: MARYCARI PAZ

3. **SPECIAL MAGISTRATE OPENING STATEMENT**

4. **ADOPTION OF AGENDA (DEFERALS, ADDITIONS, MODIFICATIONS)**

5. **PUBLIC HEARING**

SWEARING IN OF INTERESTED PARTIES

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, MAY 18TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

	CASE NO:	ORDER	NAME OF PLANTIFF	ADDRESS	CODE OFFICER
1. CASE	5699	**FORMAL HEARING**	MARK GRIMES / ROLINS CONTINENTAL INC / ORKIN	1820 SW 30 AVE	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JUNE 17, 2021	
2. CASE	4634	**VACATE AMENDED FINAL ORDER**	RYAN SHIPP / LAKESHORE MHP LLC	2701 S PARK RD	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR CONTINUANCE + VACATED AMENDED FINAL ORDER 4/13/21	PRESENT	COMPLY BY: JUNE 17, 2021	
3. CASE	4933	**FORMAL HEARING**	RYAN SHIPP / LAKESHORE MHP LLC	2701 S PARK RD	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JUNE 17, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, MAY 18TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

4. CASE NO:	5409	**FORMAL HEARING**	NURIS GARCIA / WINDOW CLASSICS / JOE GARCIA	2401 SW 32 AVE	JEFFREY LOUIS
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JULY 17, 2021	
5. CASE NO:	5068	**FORMAL HEARING**	YESYM 5401 LLC / ROGER MIMOUN	5401 SW 25 CT	MIGUEL NUNEZ
		RESPONDENT GIVEN 15 DAYS FOR COMPLIANCE OR $100 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JUNE 2, 2021	
6. CASE	5382	**FORMAL HEARING**	YESYM 5401 LLC / MSK LOGISTICS LLC / ROGER MIMOUN	5401 SW 25 CT	JOSELINE RAMIREZ
		RESPONDENT GIVEN 15 DAYS FOR COMPLIANCE OR $100 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JUNE 2, 2021	
7. CASE	4794	**FORMAL HEARING**	ARELYS TORREZ / LONE PINE WEST MHP	113 LONE PINE LANE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 45 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JULY 2, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, MAY 18TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

8. CASE	5280	**FORMAL HEARING**	BNUMO INC / DAVID BOUGANIM	4200 W HALLANDALE BEACH BLVD	JOSELINE RAMIREZ
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: AUGUST 16, 2021	
9. CASE NO:	5337	**FORMAL HEARING**	MTX GROUP ONE LLC / RAUL MEDINA JR / GEORGE MANAMOROUS	2570 S PARK RD	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JULY 17, 2021	
10. CASE	5436	**FORMAL HEARING**	MTX GROUP ONE LLC / RAUL MEDINA JR / GEORGE MANAMOROUS	2570 S PARK RD	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JULY 17, 2021	
11. CASE	5039	**FORMAL HEARING**	HOLLY RIDGE APARTMENTS LLC / PETER VAY	3215 SW 52 AVE #90	JEFFREY LOUIS
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JUNE 17, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, MAY 18TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

12. CASE	5468	**FORMAL HEARING**	CARLOS & MAUREEN BROWN	3475 SW 52 AVE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 45 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JULY 2, 2021	
13. CASE	5510	**FORMAL HEARING**	PEMBROKE PARK HOLDINGS INC / DAVID HOROWITZ	3711 SW 52 AVE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JUNE 17, 2021	
14. CASE	5712	**FORMAL HEARING**	PEMBROKE PARK HOLDINGS INC / DAVID HOROWITZ	3715 SW 52 AVE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $100 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JUNE 17, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, MAY 18TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

15. CASE	5545	**FORMAL HEARING**	DREWBOY INC / THE POLO CLUB INC / ANDREW REED	5590 W HALLANDALE BEACH BLVD	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JUNE 17, 2021	
16. CASE	4578	**HEARING TO ABATE FINE**	DREWBOY INC / THE POLO CLUB INC / ANDREW REED	5590 W HALLANDALE BEACH BLVD	JOSELINE RAMIREZ
		REFER TO PAST ABATEMENT ORDER 4/13/2021	PRESENT		
17. CASE	4837	**FORMAL HEARING**	JANETH CASTELLANOS / LONE PINE WEST MHP	414 LONE PINE LANE	JEFFREY LOUIS
		RESPONDENT GIVEN 45 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JULY 2, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, MAY 18TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

18. CASE	5297	**FORMAL HEARING**	GERALD ANDERSON / A&B RECYCLING	1708 SW 31 AVE	JEFFREY LOUIS
		RESPONDENT GIVEN 15 DAYS FOR COMPLIANCE OR $250 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JUNE 2, 2021	
19. CASE	5523	**FORMAL HEARING**	GERALD ANDERSON / A&B RECYCLING	1708 SW 31 AVE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 15 DAYS FOR COMPLIANCE OR $250 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JUNE 2, 2021	
20. CASE	5553	**FORMAL HEARING**	LEYCELY GAYLE / HOLIDAY MHP	3120 W HALLANDALE BEACH BLVD LOT 1010	TERESSA MALCOLM
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: JULY 17, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, MAY 18TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

21. CASE	5533	**FORMAL HEARING**	2400 SW 30 LLC	2400 SW 30 AVE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 15 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: JUNE 17, 2021	
22. CASE	5622	**FORMAL HEARING**	2400 SW 30 LLC	2400 SW 30 AVE #BAY C	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $100 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: JUNE 17, 2021	
23. CASE	5637	**FORMAL HEARING**	2400 SW 30 LLC	2400 SW 30 AVE #BAY B	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $100 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: JUNE 17, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, MAY 18TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

24. CASE	5638	**FORMAL HEARING**	2400 SW 30 LLC	2400 SW 30 AVE #BAY A	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $150 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: JULY 17, 2021	
25. CASE	5470	**FORMAL HEARING**	BKI-95 LLC / ALEXANDER KALAS	2000 SW 30 AVE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 15 DAYS FOR COMPLIANCE OR $100 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: JUNE 2, 2021	
26. CASE	4848	**FORMAL HEARING**	GARDEN PROPERTY 786 INC / FOOD STORE	2950 SW 32 AVE	JEFFREY LOUIS
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $250 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: JUNE 17, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, MAY 18TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

27. CASE	5116	**FORMAL HEARING**	2400 SW 30 LLC	2400 SW 30 AVE	JEFFREY LOUIS
		CONTINUANCE	ABSENT	COMPLY BY: CONTINUANCE	
28. CASE	5117	**FORMAL HEARING**	2400 SW 30 LLC	2400 SW 30 AVE	JEFFREY LOUIS
		CONTINUANCE	ABSENT	COMPLY BY: CONTINUANCE	
29. CASE	5133	**FORMAL HEARING**	3101 REALTY CORP / 24/7 LIQUOR	3101 W HALLANDALE BEACH BLVD #101	JEFFREY LOUIS
		RESPONDENT GIVEN 10 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: MAY 28, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, MAY 18TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

27. CASE	4370	**HEARING TO CONFIRM FINE**	ANGEL MENDEZ / LONE PINE WEST MHP	145 LONE PINE LANE	JEFFREY LOUIS
		$18,450.00	ABSENT		
28. CASE	5554	**FORMAL HEARING**	FRANK ANUNZZIO / GREEN ACRES MHP	3100 W HALLANDALE BEACH BLVD LOT 210	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: JUNE 17, 2021	
29. CASE	5558	**FORMAL HEARING**	GLADYS MANANA / BAMBOO LAKES MHP	2308 SW 31 CT	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: JUNE 17, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, MAY 18TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

30. CASE	5604	**FORMAL HEARING**	PIERRE & EDITH PHILLIPE	5501 SW 33 ST 1-2	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: JUNE 17, 2021	
31. CASE	5684	**FORMAL HEARING**	LYLE JOHNSON	5520 SW 32 ST 1-2	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCEOR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: JUNE 2, 2021	
32. CASE	5700	**FORMAL HEARING**	BKI-95 LLC	2000 SW 30 AVE	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: JUNE 17, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, MAY 18TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

33. CASE	5701	**FORMAL HEARING**	2400 SW 30 LLC	2400 SW 30 AVE #BAY B	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $250 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: JUNE 17, 2021	
34. CASE	5702	**FORMAL HEARING**	2400 SW 30 LLC	2400 SW 31 AVE #BAY A	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $250 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: JUNE 17, 2021	

Respectfully Submitted:

Joseline Ramirez, Chief Code Enforcement Officer

Transcribed By: Teressa Malcolm Code Clerk/ Code Enforcement Officer

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** 8/19/2021

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

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: 8/19/2021

7021 0350 0001 0298 1126

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
$ 6.96

Sent To
E&M Properties LLC 2665 LLC
NOH #5070

Street and Apt. N
2649 S Park Rd

City, State, ZIP+
Hallandale Beach, FL 33009

Postmark Here
AUG 2 - 2021
WEST HOLLYWOOD HILLS

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

7021 0350 0001 0298 1102

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 6.96

Sent To
E & M Munchies Holdings Corp
E&M Properties LLC 2665 LLC
NOH #5070

Street and Apt. No
736 S Military Trail

City, State, ZIP+4
Deerfield Beach, FL 33442

Postmark Here
AUG 2 - 2021
WEST HOLLYWOOD HILLS

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

7012 0470 0001 5589 1743

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	$
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

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

PS Form 3811, July 2015 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
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

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

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

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.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$54,600	$444,730	$499,330	$499,330	
2020	$54,600	$469,160	$523,760	$523,760	$11,303.68
2019	$54,600	$469,160	$523,760	$523,760	$11,435.78

2021* Exemptions and Taxable Values by Taxing Authority

	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
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

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.

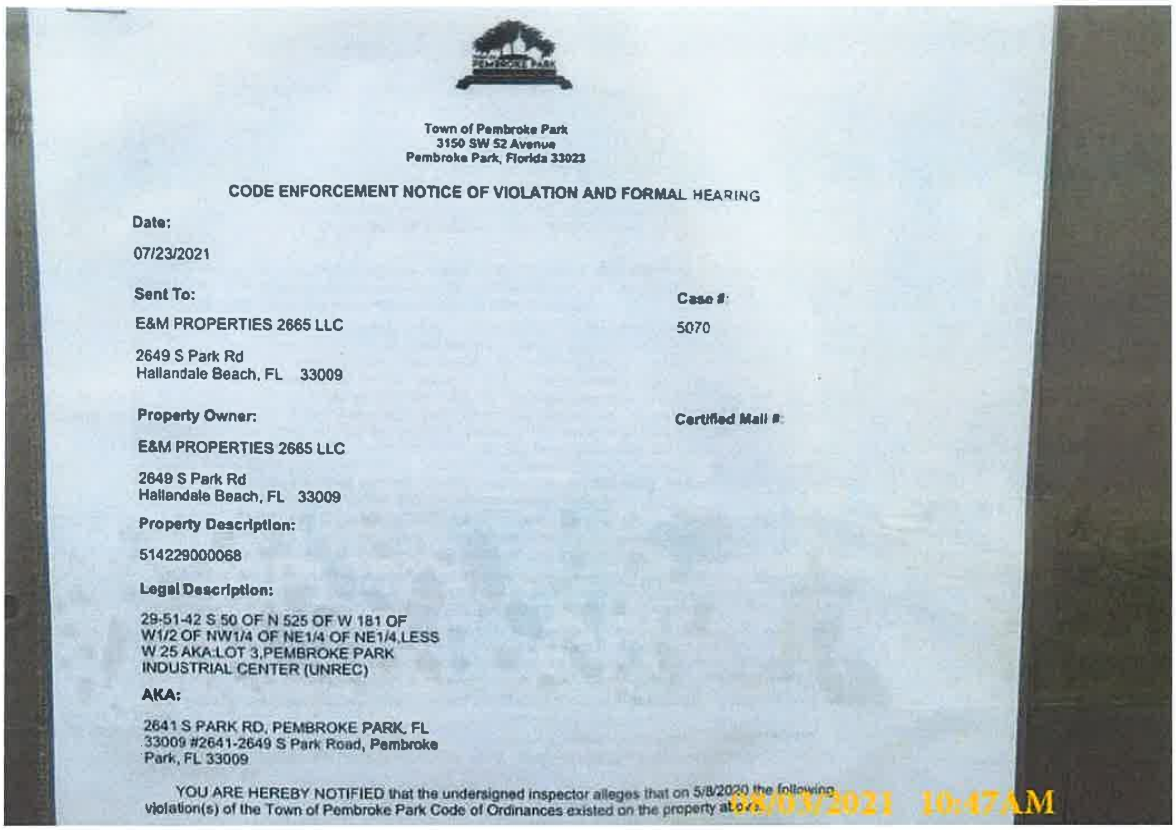
AFFIANT

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

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

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:

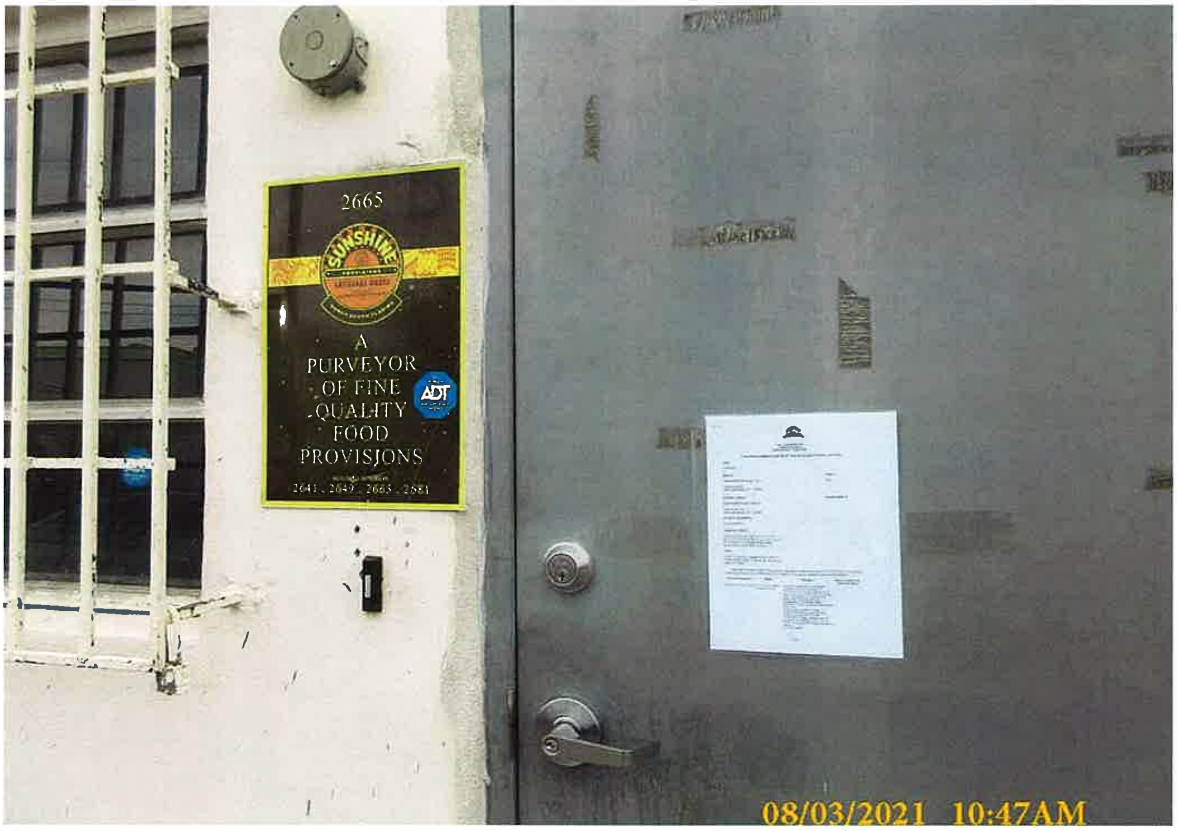
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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 10:49AM

08/03/2021 10:47AM

08/03/2021 10:47AM

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN LLC	2673 S PARK LANE PEMBROKE PARK, FL 33009	2633 S PARK LN, PEMBROKE PARK, FL 33009 #2633-2681 S Park Lane

Legal Description

Case Status Open **Case #** 5072 **Date Next Inspection** 8/19/2021

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

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: 8/19/2021

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

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN LLC

Filing Information

Document Number	L03000054521
FEI/EIN Number	20-0558364
Date Filed	12/19/2003
State	FL
Status	ACTIVE

Principal Address

2673 S. PARK LANE
PEMBROKE PINES, FL 33009

Mailing Address

2673 S. PARK LANE
PEMBROKE PINES, FL 33009

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGRM

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

Annual Reports

Report Year	Filed Date
2019	02/12/2019
2020	03/19/2020
2021	01/11/2021

Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format

02/12/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
02/26/2015 -- ANNUAL REPORT	View image in PDF format
01/16/2014 -- ANNUAL REPORT	View image in PDF format
01/31/2013 -- ANNUAL REPORT	View image in PDF format
02/09/2012 -- ANNUAL REPORT	View image in PDF format
01/20/2011 -- ANNUAL REPORT	View image in PDF format
04/30/2010 -- ANNUAL REPORT	View image in PDF format
04/23/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
04/20/2007 -- ANNUAL REPORT	View image in PDF format
02/20/2006 -- ANNUAL REPORT	View image in PDF format
02/08/2005 -- ANNUAL REPORT	View image in PDF format
01/06/2004 -- ANNUAL REPORT	View image in PDF format
12/19/2003 -- Florida Limited Liabilites	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

Hasler FIRST-CLASS MAIL
05/11/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

PEMBROKE CROWN LLC
2633 S. PARK LANE
PEMBROKE PARK, FL 33009

NOV 5072

7021 0350 0001 0298 1119

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

Postmark Here

AUG 2 - 2021

Sent To
PEMBROKE CROWN LLC
NOH #5072

Street and Apt.
2673 S Park Lane

City, State, ZIP
Pembroke Park, FL 33009

PS Form 3800

LETE THIS SECTION

s 1, 2, and 3.
ie and address on the reverse
n return the card to you.
card to the back of the mailpiece,
ront if space permits.

KE CROWN LLC
72
rk Lane
Park, FL 33009

9590 9402 6610 1028 6990 62

Article Number *(Transfer from service label)*
7021 0350 0001 0298 1119

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

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

7016 3010 0000 1234 5043

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

Sent To: Pembroke Crown LLC
Street and Apt. No., or PO Box No.: 2673 S Park Lane
City, State, ZIP+4®: Pembroke Park FL 33009

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

7016 3010 0000 1234 5050

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

Sent To: Pembroke Crown II, LLC
Street and Apt. No., or PO Box No.: 2673 S Park Lane
City, State, ZIP+4®: Pembroke Park, FL 33009

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Pembroke Crown LLC
2673 S Park Lane
Pembroke Park, FL
33009

9590 9402 2483 6306 0096 63

2. Article Number (Transfer from service label)
7016 3010 0000 1234 5043

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name): Leticia Flores
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:
Pembroke Crown II, LLC
2673 S Park Lane
Pembroke Park, FL
33009

9590 9402 2483 6306 0096 56

2. Article Number (Transfer from service label)
7016 3010 0000 1234 5050

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name): Leticia Flores
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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2633-2681 S PARK LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0050
Property Owner	PEMBROKE CROWN LLC	Millage	0613
Mailing Address	2673 S PARK LANE PEMBROKE PARK FL 33009	Use	48

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

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*	$202,570	$1,267,400	$1,469,970	$1,310,250	
2020	$202,570	$988,570	$1,191,140	$1,191,140	$25,706.93
2019	$202,570	$988,570	$1,191,140	$1,191,140	$26,007.35

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,469,970	$1,469,970	$1,469,970	$1,469,970
Portability	0	0	0	0
Assessed/SOH	$1,310,250	$1,469,970	$1,310,250	$1,310,250
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	$1,310,250	$1,469,970	$1,310,250	$1,310,250

Sales History

Date	Type	Price	Book/Page or CIN
1/12/2004	SWD	$1,337,400	36741 / 1577
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	28,938	SF
Adj. Bldg. S.F. (Card, Sketch)		21000
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.)

)

PEMBROKE CROWN LLC CASE NO. 5072
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2673 S PARK LANE, PEMBROKE, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN LLC AT 10:52 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

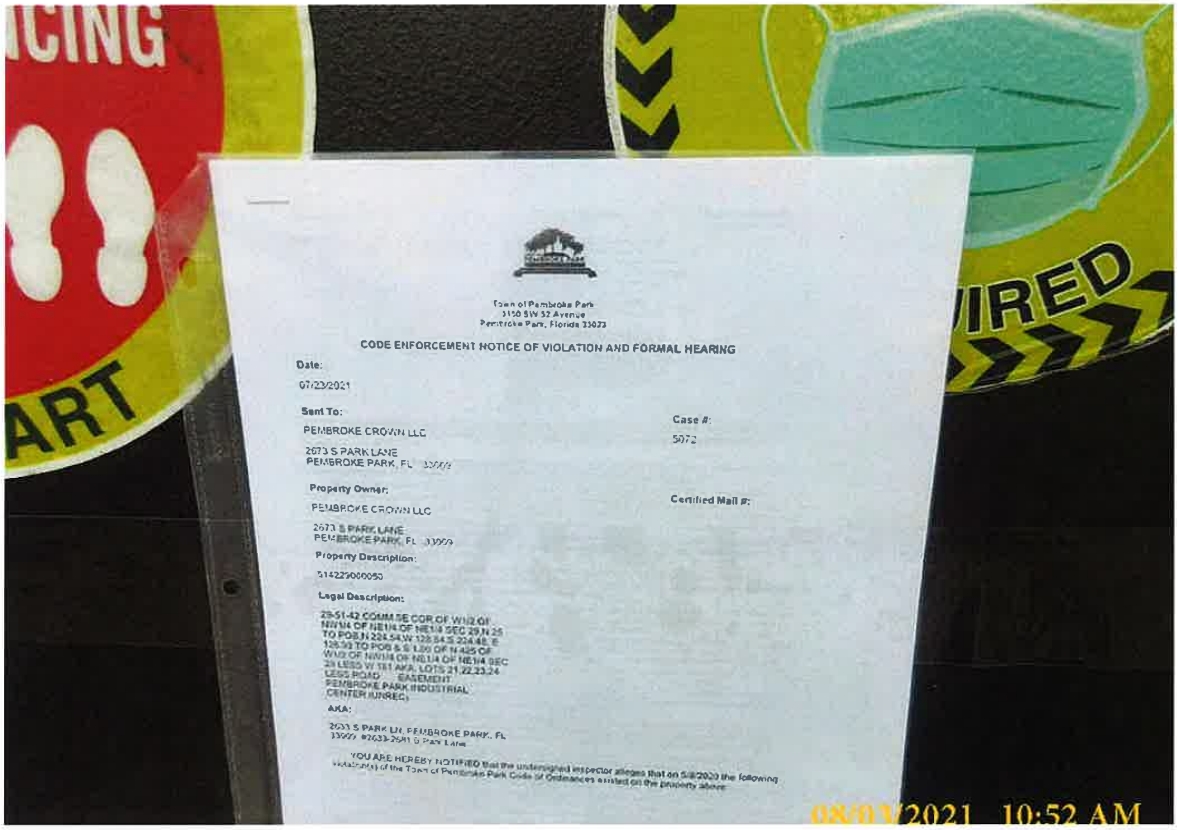
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of 8, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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.

2673
PLEASE STAND
THANK YOU
FOR PRACTICING
SOCIAL DISTANCING
6 FT APART
FACE MASK
We're Open!
ADT
08/03/2021 10:52 AM


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:
PEMBROKE CROWN LLC
2673 S PARK LANE
PEMBROKE PARK, FL
Case #:
5072
Property Owner:
PEMBROKE CROWN LLC
2673 S PARK LANE
PEMBROKE PARK, FL
Certified Mail #:
Property Description:
514229000050
Legal Description:
29-51-42 COMM SE COR OF W1/2 OF
N1/4 OF NE1/4 OF NE1/4 SEC 29 N 25
TO POB N 228.54 W 128.84 S 224.48 E
128.92 TO POB & S 1.00 OF N 425 OF
W1/2 OF N1/4 OF NE1/4 OF NE1/4 SEC
29 LESS W 181 AKA LOTS 21,22,23,24
LESS ROAD EASEMENT
PEMBROKE PARK INDUSTRIAL
CENTER (UNREC)
AKA:
2673 S PARK LN, PEMBROKE PARK, FL
33023 #2633-2641 S Park Lane
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:
08/03/2021 10:52 AM

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:

PEMBROKE CROWN LLC

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Case #:

5072

Property Owner:

PEMBROKE CROWN LLC

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000050

Legal Description:

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

AKA:

2633 S PARK LN, PEMBROKE PARK, FL 33009 #2633-2681 S Park Lane

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 10:52 AM

08/03/2021 10:52 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE CROWN LLC 2673 S PARK LANE PEMBROKE PARK, FL 33009	5072	05/08/2020

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN LLC 2673 S PARK LANE PEMBROKE PARK, FL 33009	514229000050	

Legal Description:	AKA:
29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2633 S PARK LN, 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

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

Hasler FIRST-CLASS MAIL
05/11/2020
US POSTAGE $000.50[0]
ZIP 33023
011D10656696

Sent To:

PEMBROKE CROWN LLC

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Case #:

5072

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARK LAKE INC	3184 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5074 **Date Next Inspection** 8/19/2021

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

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: 8/19/2021

7021 0350 0001 0298 1164

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

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

OFFICIAL USE

Certified Mail Fee
$

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

AUG 2 - 2021
Postmark Here

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To
Park Lake Inc.
NOH #5272, #5074

Street and Apt. No.,
3184 W Hallandale Beach Blvd

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

PS Form 3800, Apr

7021 0350 0001 0298 1171

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

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

OFFICIAL USE

Certified Mail Fee
$

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

AUG 2 - 2021
Postmark Here

Postage
$ 0.71

Total Postage an
$ 6.96

Sent To
Glazer & Sachs
NOH #5272, #5074

Street and Apt. N
3113 Stirling Rd

City, State, ZIP+4
Hollywood, FL 33021

PS Form 3800,

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:
Park Lake Inc.
NOH #5272, #5074
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

9590 9402 6610 1028 6991 09

2. Article Number (Transfer from service label)
7021 0350 0001 0298 1164

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x YLCRH 7C19
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Park Lake Inc

C. Date of Delivery
8-4-2021

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

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

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:
PARK LAKE INC
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:
5074

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3184 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0220
Property Owner	PARK LAKE INC	Millage	0613
Mailing Address	3184 W HALLANDALE BEACH BLVD PEMBROKE PARK FL 33009	Use	09

Abbr Legal Description	29-51-42 POR SE1/4 & NE1/4 DESC AS:BEG SW COR SE1/4,N180,E 150,NE 508.96,N 3038.67,NW 155.61,E345,NE 107.93 TO REF PT A,E 170.33,S 1092.32,E 1046.01,S 1346.67,E 573.30,S 1347.07,W 2598.37 TO POB TOG W/ COMM REF PT A;N206,E 220.02,S 96 TO POB;S 79,E 130.54,N 79,W 130.54 TO POB & TOG W/ 137-46 B POR PAR A;COMM NE COR PAR A;S150 TO POB,S56,SW 107.84,W 345.15,NW 212.07.E 547.80 TO POB AKA:UNDER LYING LAND PARK LAKE CO-OP

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$10		$10	$10	
2020	$10		$10	$10	
2019	$10		$10	$10	

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$10	$10	$10	$10
Portability	0	0	0	0
Assessed/SOH	$10	$10	$10	$10
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 20	$10	$10	$10	$10
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
3/20/1986	SW*	$13,500,000	13266 / 113

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$10	127.39	AC
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

Florida Profit Corporation
PARK LAKE, INC.

Filing Information

Document Number	H42954
FEI/EIN Number	59-2502705
Date Filed	02/15/1985
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/08/2018

Principal Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Mailing Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Registered Agent Name & Address

Glazer & Sachs,
3113 Stirling Rd
Hollywood, FL 33021

Name Changed: 11/08/2018

Address Changed: 08/04/2015

Officer/Director Detail

Name & Address

Title President

Bernier, Conrad
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Director

Title Director

Bedard, Raynald
3184 W Hallandale beach BLVD
Pembroke Park, FL 33009

Title Director

Bourque, Normand
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Secretary

Gautreau, Linda
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title DIRECTOR

FORTIER, DANIEL
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Title Treasurer

Turcotte, Diane
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Director

THEROUX, PAUL G
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title VP

Vendetti, Dominic
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Register Agent

Glazer, Eric
3113 Stirling Rd
201
Ft Lauderdale, FL 33312

Title Director

Beaulieu, Jean Rene
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARK LAKE INC. CASE NO. 5074

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PARK LAKE INC.
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PARK LAKE INC. AT 10:00 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.

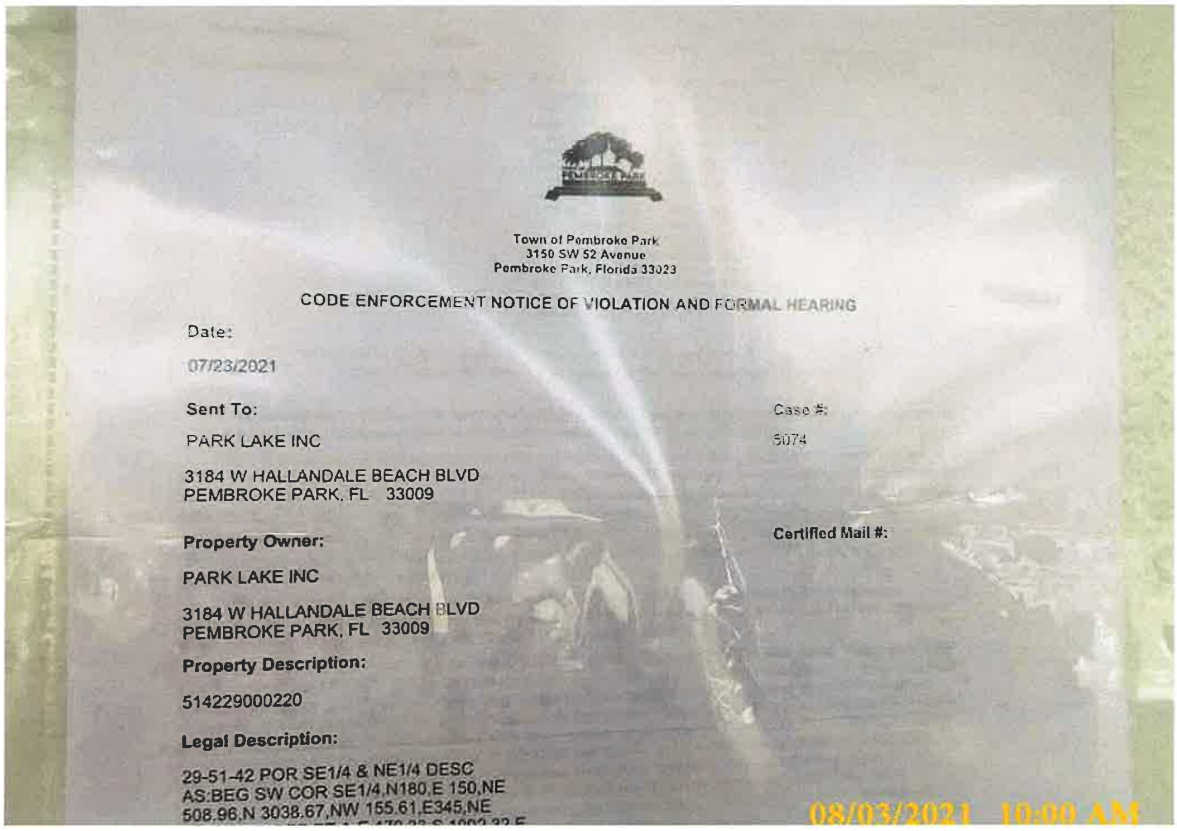
AFFIANT

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

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/23/2021

Sent To:

PARK LAKE INC

3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

5074

Certified Mail #:

Property Owner:

PARK LAKE INC

3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Property Description:

514229000220

Legal Description:

29-51-42 POR SE1/4 & NE1/4 DESC
AS:BEG SW COR SE1/4,N180,E 150,NE
508.96,N 3038.67,NW 155.61,E345,NE

08/03/2021 10:00 AM

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:

PARK LAKE INC

3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

5074

Property Owner:

PARK LAKE INC

3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000220

Legal Description:

29-51-42 POR SE1/4 & NE1/4 DESC AS:BEG SW COR SE1/4,N180,E 150,NE 508.96,N 3038.67,NW 155.61,E345,NE 107.93 TO REF PT A,E 170.33,S 1092.32,E 1046.01,S 1346.67,E 573.30,S 1347.07,W 2598.37 TO POB TOG W/ COMM REF PT A;N206,E 220.02,S 96 TO POB;S 79,E 130.54,N 79,W 130.54 TO POB & TOG W/ 137-46 B POR PAR A;COMM NE COR PAR A;S150 TO POB,S56,SW 107.84,W 345.15,NW 212.07.E 547.80 TO POB AKA:UNDER LYING LAND PARK LAKE CO-OP

AKA:

3184 W HALLANDALE BEACH BLVD,
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 10:00 AM

PARK LAKE INC.
OFFICE

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PARK LAKE INC 3184 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	5074	05/08/2020

Property Owner:	Property Description:	Certified Mail #:
PARK LAKE INC 3184 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	514229000220	

Legal Description:	AKA:
29-51-42 POR SE1/4 & NE1/4 DESC AS:BEG SW COR SE1/4,N180,E 150,NE 508.96,N 3038.67,NW 155.61,E345,NE 107.93 TO REF PT A,E 170.33,S 1092.32,E 1046.01,S 1346.67,E 573.30,S 1347.07,W 2598.37 TO POB TOG W/ COMM REF PT A;N206,E 220.02,S 96 TO POB;S 79,E 130.54,N 79,W 130.54 TO POB & TOG W/ 137-46 B POR PAR A;COMM NE COR PAR A;S150 TO POB,S56,SW 107.84,W 345.15,NW 212.07.E 547.80 TO POB AKA:UNDER LYING LAND PARK LAKE CO-OP	3184 W HALLANDALE BEACH BLVD, 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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Alba Lopez	3150 W Hallandale Beach Blvd, Lot 11 Pembroke Park, FL 33009	3150 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Alba Lopez- Lot 11

Legal Description

Case Status Open **Case #** 5103 **Date Next Inspection** 8/19/2021

Notes Installation of new windows, roof over, carport, door, electrical and wooden deck without permits. Demolished ceiling and walls to replace with new wood, insulation and drywall without permits. Prohibited outdoor storage and Rubbermaid shed. STOP WORK ORDER.

Owner/tenant must obtain permits for all work done at the Building Dept. (954-966-4600, ext. 211/227) and remove miscellaneous items and Rubbermaid shed. Mobile home is in need of new paint (free paint is available at Town Hall).
Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/27/2020		Notice of Violation	Certified Mail Hand
6/24/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV -Cont.	Certified Mail
7/29/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 8/19/2021

Case Overview

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...	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-1. - Address numbers on nonresidential buildings and portions thereof	(a) Required. Every building or portion thereof, as defined herein, located within the Town of Pembroke Park, Florida, and used for a nonresidential purpose, shall have an address number. For the purposes of this section, a portion of a building that shall be required to have an address number shall include, but not be limited to, any bay, space or room that is used for a separate independent use than the remaining portion, or portions, of said building. (b) Specifications. The owner or person in charge of the building, or of each portion thereof, as hereinabove defined, wherein address numbers are required, as hereinabove provided, shall cause such address numbers to be displayed at all times in numerals on or adjacent to the building or portion thereof so that the numerals are readable from the street or thoroughfare to which the number applies. The numerals shall be at least four (4) inches in height. (b.1) Rear of structure abutting right-of-way. In addition to the requirem...	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 8/19/2021
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: 8/19/2021
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 8/19/2021

7021 0350 0001 0298 1140

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (*check box, add fee as appropriate*)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 6.96
Sent To La Siesta Mobile Home Park, INC. C/O David Zelle
Street and Apt. NOH #5103
141 Greens Road
City, State, ZIP+ Hollywood, FL 33021

Postmark Here
AUG 2 - 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

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

7021 0350 0001 0298 1133

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (*check box, add fee as appropriate*)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 6.96
Sent To Alba Lopez
Street and Apt. NOH #5103
3150 W Hallandale Beach Blvd, Lot 11
City, State, ZIP+ Pembroke Park, FL 33009

Postmark Here
AUG 2 - 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

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

7021 0350 0001 0297 6948

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (*check box, add fee as appropriate*)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 6.96
Sent To La Siesta Mobile Home Park INC
Street and Apt. C/O David Zelle
NOH 5103
City, State, ZIP+ 141 Greens Road
Hollywood, FL 33021

Postmark Here
JUN 30 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

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

7021 0350 0001 0297 6931

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (*check box, add fee as appropriate*)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 6.96
Sent To Alba Lopez
Street and Apt. NOH #5103
3150 W Hallandale Beach Blvd
City, State, ZIP+ Pembroke Park, FL 33023

Postmark Here
JUN 30 2021
WEST HOLLYWOOD HILLS

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:
La Siesta Mobile Home Park INC
C/O David Zelle
NOH 5103
141 Greens Road
Hollywood, FL 33021

9590 9402 6610 1028 6966 72

2. Article Number (Transfer from service label)
7021 0350 0001 0297 6948

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (*Printed Name*) Stephen Zelle
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

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

NOV # 5103

Hasler FIRST-CLASS MAIL
05/27/2020
US POSTAGE $000.50[0]
ZIP 33023
011D10656696

La Siesta Mobile Home Park Inc.
David Zell.
141 Greens Road
Hollywood, FL 33021

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

NOV #5103

Hasler FIRST-CLASS MAIL
05/27/2020
US POSTAGE $000.50[0]
ZIP 33023
011D10656696

Alba Lopez 5103

3150 W Hallandale Beach Blvd, Lot 11
Pembroke Park, FL 33023

Property Owner: **Property Des**

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3150 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0260
Property Owner	LA SIESTA MOBILE HOME PARK INC % DAVID ZELL	Millage	0613
		Use	28
Mailing Address	141 GREENS ROAD HOLLYWOOD FL 33021-2840		

Abbr Legal Description	29-51-42 E1/2 OF NE1/4 OF SW1/4 OF NE1/4 LESS N 50 FOR ST RD 824 & LESS S 100 & LESS RD & LESS S 175 OF N 225 OF W1/2 & LESS PT DESC IN OR 2854/915 TOGETHER WITH E 25 OF S 175 OF N 225 OF W1/2 OF E1/2 OF NE1/4 OF SW1/4 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*	$955,320	$176,540	$1,131,860	$894,460	
2020	$955,320	$176,540	$1,131,860	$813,150	$19,622.52
2019	$771,600	$176,440	$948,040	$739,230	$17,547.59

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,131,860	$1,131,860	$1,131,860	$1,131,860
Portability	0	0	0	0
Assessed/SOH	$894,460	$1,131,860	$894,460	$894,460
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	$894,460	$1,131,860	$894,460	$894,460

Sales History

Date	Type	Price	Book/Page or CIN
9/1/1988	WD		15812 / 19

Land Calculations

Price	Factor	Type
$6.50	146,972	SF
Adj. Bldg. S.F. (Card, Sketch)		936
Eff./Act. Year Built: 1968/1967		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
LA SIESTA MOBILE HOME PARK, INC.

Filing Information

Document Number	M97946
FEI/EIN Number	65-0082073
Date Filed	09/09/1988
State	FL
Status	ACTIVE

Principal Address

141 GREENS RD
HOLLYWOOD, FL 33021

Changed: 04/05/1996

Mailing Address

141 GREENS RD
HOLLYWOOD, FL 33021

Changed: 04/05/1996

Registered Agent Name & Address

ZELL, DAVID
141 GREENS RD.
HOLLYWOOD, FL 33021

Name Changed: 10/18/1988

Address Changed: 02/20/1995

Officer/Director Detail

Name & Address

Title P

ZELL, DAVID
4105 N 49TH AVE.
HOLLYWOOD, FL

Annual Reports

Report Year	Filed Date

2019	01/24/2019
2020	01/20/2020
2021	01/15/2021

Document Images

01/15/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
01/24/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
01/28/2016 -- ANNUAL REPORT	View image in PDF format
01/19/2015 -- ANNUAL REPORT	View image in PDF format
01/27/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
01/10/2012 -- 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
01/07/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
02/01/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
03/07/2005 -- ANNUAL REPORT	View image in PDF format
03/08/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
04/17/2002 -- ANNUAL REPORT	View image in PDF format
03/22/2001 -- ANNUAL REPORT	View image in PDF format
03/22/2000 -- ANNUAL REPORT	View image in PDF format
04/13/1999 -- ANNUAL REPORT	View image in PDF format
04/14/1998 -- ANNUAL REPORT	View image in PDF format
04/11/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format
02/20/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ALBA LOPEZ CASE NO. 5103

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ALBA LOPEZ
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3150 W HALLANDALE BEACH BLVD, LOT 11, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ALBA LOPEZ AT 10:04 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.

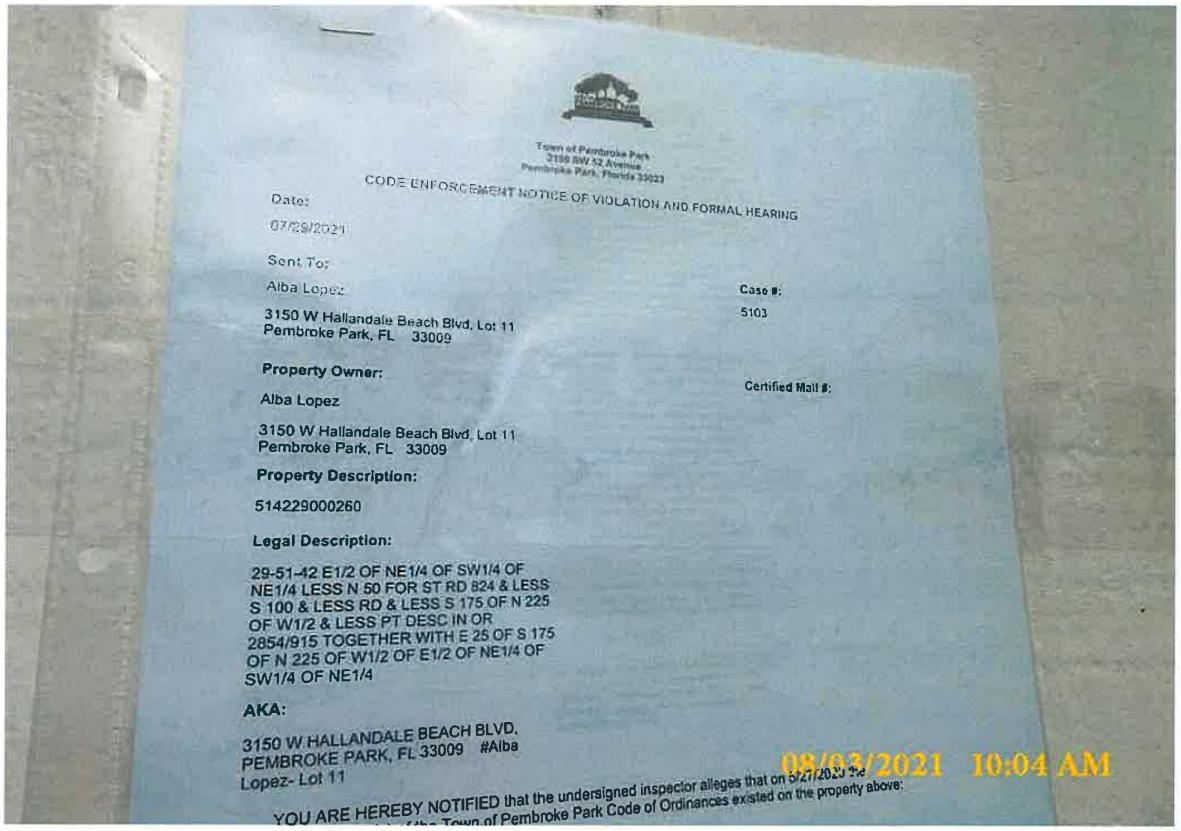
AFFIANT

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:

07/29/2021

Sent To:

Alba Lopez

3150 W Hallandale Beach Blvd, Lot 11
Pembroke Park, FL 33009

Case #:

5103

Property Owner:

Alba Lopez

3150 W Hallandale Beach Blvd, Lot 11
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000260

Legal Description:

29-51-42 E1/2 OF NE1/4 OF SW1/4 OF NE1/4 LESS N 50 FOR ST RD 824 & LESS S 100 & LESS RD & LESS S 175 OF N 225 OF W1/2 & LESS PT DESC IN OR 2854/915 TOGETHER WITH E 25 OF S 175 OF N 225 OF W1/2 OF E1/2 OF NE1/4 OF SW1/4 OF NE1/4

AKA:

3150 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Alba Lopez- Lot 11

08/03/2021 10:04 AM

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/27/2020 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:

07/29/2021

Sent To:

Alba Lopez

3150 W Hallandale Beach Blvd, Lot 11
Pembroke Park, FL 33009

Case #:

5103

Property Owner:

Alba Lopez

3150 W Hallandale Beach Blvd, Lot 11
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000260

Legal Description:

29-51-42 E1/2 OF NE1/4 OF SW1/4 OF NE1/4 LESS N 50 FOR ST RD 824 & LESS S 100 & LESS RD & LESS S 175 OF N 225 OF W1/2 & LESS PT DESC IN OR 2854/915 TOGETHER WITH E 25 OF S 175 OF N 225 OF W1/2 OF E1/2 OF NE1/4 OF SW1/4 OF NE1/4

AKA:

3150 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Alba Lopez- Lot 11

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/27/2020 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 5-103. - 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 (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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. 5-1. - Address numbers on nonresidential buildings and portions thereof	(a) Required. Every building or portion thereof, as defined herein, located within the Town of Pembroke Park, Florida, and used for a nonresidential purpose, shall have an address number. For the purposes of this section, a portion of a building that shall be required to have an address number shall include, but not be limited to, any bay, space or room that is used for a separate independent use than the remaining portion, or portions, of said building. (b) Specifications. The owner or person in charge of the building, or of each portion thereof, as hereinabove defined, wherein address numbers are required, as hereinabove provided, shall cause such address numbers to be displayed at all times in numerals on or adjacent to the building or portion thereof so that the numerals are readable from the street or thoroughfare to which the number applies. The numerals shall be at least four (4) inches in height. (b.1) Rear of structure abutting right-of-way. In addition to the requirem...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Installation of new windows, roof over, carport, door, electrical and wooden deck without permits. Demolished ceiling and walls to replace with new wood, insulation and drywall without permits. Prohibited outdoor storage and Rubbermaid shed. STOP WORK ORDER.

Owner/tenant must obtain permits for all work done at the Building Dept. (954-966-4600, ext. 211/227) and remove miscellaneous items and Rubbermaid shed. Mobile home is in need of new paint (free paint is available at Town Hall).
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 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.

Joseline Ramirez

Chief Code Enforcement Officer

7/29/2021

08/03/2021 10:04 AM

08/03/2021 10:04 AM

08/03/2021 10:04 AM

08/03/2021 10:04 AM

08/03/2021 10:04 AM

08/03/2021 10:04 AM

08/03/2021 10:04 AM

08/03/2021 10:04 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/24/2021

Sent To:

Alba Lopez

3150 W Hallandale Beach Blvd, Lot 11
Pembroke Park, FL 33023

Case #:

5103

Property Owner:

Alba Lopez

3150 W Hallandale Beach Blvd, Lot 11
Pembroke Park, FL 33023

Certified Mail #:

Property Description:

514229000260

Legal Description:

29-51-42 E1/2 OF NE1/4 OF SW1/4 OF NE1/4 LESS N 50 FOR ST RD 824 & LESS S 100 & LESS RD & LESS S 175 OF N 225 OF W1/2 & LESS PT DESC IN OR 2854/915 TOGETHER WITH E 25 OF S 175 OF N 225 OF W1/2 OF E1/2 OF NE1/4 OF SW1/4 OF NE1/4

AKA:

3150 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Alba Lopez- Lot 11

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/27/2020 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 5-103. - 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 (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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. 5-1. - Address numbers on nonresidential buildings and portions thereof	(a) Required. Every building or portion thereof, as defined herein, located within the Town of Pembroke Park, Florida, and used for a nonresidential purpose, shall have an address number. For the purposes of this section, a portion of a building that shall be required to have an address number shall include, but not be limited to, any bay, space or room that is used for a separate independent use than the remaining portion, or portions, of said building. (b) Specifications. The owner or person in charge of the building, or of each portion thereof, as hereinabove defined, wherein address numbers are required, as hereinabove provided, shall cause such address numbers to be displayed at all times in numerals on or adjacent to the building or portion thereof so that the numerals are readable from the street or thoroughfare to which the number applies. The numerals shall be at least four (4) inches in height. (b.1) Rear of structure abutting right-of-way. In addition to the requirem...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Installation of new windows, roof over, carport, door, electrical and wooden deck without permits. Demolished ceiling and walls to replace with new wood, insulation and drywall without permits. Prohibited outdoor storage and Rubbermaid shed. STOP WORK ORDER.

Owner/tenant must obtain permits for all work done at the Building Dept. (954-966-4600, ext. 211/227) and remove miscellaneous items and Rubbermaid shed. Mobile home is in need of new paint (free paint is available at Town Hall).
Double permit fee has been assessed.

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

6/24/2021

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3150 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0260
Property Owner	LA SIESTA MOBILE HOME PARK INC % DAVID ZELL	Millage	0613
Mailing Address	141 GREENS ROAD HOLLYWOOD FL 33021-2840	Use	28

Abbr Legal Description	29-51-42 E1/2 OF NE1/4 OF SW1/4 OF NE1/4 LESS N 50 FOR ST RD 824 & LESS S 100 & LESS RD & LESS S 175 OF N 225 OF W1/2 & LESS PT DESC IN OR 2854/915 TOGETHER WITH E 25 OF S 175 OF N 225 OF W1/2 OF E1/2 OF NE1/4 OF SW1/4 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*	$955,320	$176,540	$1,131,860	$894,460	
2020	$955,320	$176,540	$1,131,860	$813,150	$19,622.52
2019	$771,600	$176,440	$948,040	$739,230	$17,547.59

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,131,860	$1,131,860	$1,131,860	$1,131,860
Portability	0	0	0	0
Assessed/SOH	$894,460	$1,131,860	$894,460	$894,460
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	$894,460	$1,131,860	$894,460	$894,460

Sales History

Date	Type	Price	Book/Page or CIN
9/1/1988	WD		15812 / 19

Land Calculations

Price	Factor	Type
$6.50	146,972	SF
Adj. Bldg. S.F. (Card, Sketch)		936
Eff./Act. Year Built: 1968/1967		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
LA SIESTA MOBILE HOME PARK, INC.

Filing Information

Document Number	M97946
FEI/EIN Number	65-0082073
Date Filed	09/09/1988
State	FL
Status	ACTIVE

Principal Address

141 GREENS RD
HOLLYWOOD, FL 33021

Changed: 04/05/1996

Mailing Address

141 GREENS RD
HOLLYWOOD, FL 33021

Changed: 04/05/1996

Registered Agent Name & Address

ZELL, DAVID
141 GREENS RD.
HOLLYWOOD, FL 33021

Name Changed: 10/18/1988

Address Changed: 02/20/1995

Officer/Director Detail

Name & Address

Title P

ZELL, DAVID
4105 N 49TH AVE.
HOLLYWOOD, FL

Annual Reports

Report Year	Filed Date

2019	01/24/2019
2020	01/20/2020
2021	01/15/2021

Document Images

01/15/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
01/24/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
01/28/2016 -- ANNUAL REPORT	View image in PDF format
01/19/2015 -- ANNUAL REPORT	View image in PDF format
01/27/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
01/10/2012 -- 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
01/07/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
02/01/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
03/07/2005 -- ANNUAL REPORT	View image in PDF format
03/08/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
04/17/2002 -- ANNUAL REPORT	View image in PDF format
03/22/2001 -- ANNUAL REPORT	View image in PDF format
03/22/2000 -- ANNUAL REPORT	View image in PDF format
04/13/1999 -- ANNUAL REPORT	View image in PDF format
04/14/1998 -- ANNUAL REPORT	View image in PDF format
04/11/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format
02/20/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

10/20/20
No permits

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
Alba Lopez 3150 W Hallandale Beach Blvd, Lot 11 Pembroke Park, FL 33023	5103	05/27/2020

Property Owner:	**Property Description:**	**Certified Mail #:**
Alba Lopez 3150 W Hallandale Beach Blvd, Lot 11 Pembroke Park, FL 33023	514229000260	

Legal Description:	**AKA:**
29-51-42 E1/2 OF NE1/4 OF SW1/4 OF NE1/4 LESS N 50 FOR ST RD 824 & LESS S 100 & LESS RD & LESS S 175 OF N 225 OF W1/2 & LESS PT DESC IN OR 2854/915 TOGETHER WITH E 25 OF S 175 OF N 225 OF W1/2 OF E1/2 OF NE1/4 OF SW1/4 OF NE1/4	3150 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Alba Lopez-Lot 11

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/27/2020 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 5-103. - 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 (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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. 5-1. - Address numbers on nonresidential buildings and portions thereof	(a) Required. Every building or portion thereof, as defined herein, located within the Town of Pembroke Park, Florida, and used for a nonresidential purpose, shall have an address number. For the purposes of this section, a portion of a building that shall be required to have an address number shall include, but not be limited to, any bay, space or room that is used for a separate independent use than the remaining portion, or portions, of said building. (b) Specifications. The owner or person in charge of the building, or of each portion thereof, as hereinabove defined, wherein address numbers are required, as hereinabove provided, shall cause such address numbers to be displayed at all times in numerals on or adjacent to the building or portion thereof so that the numerals are readable from the street or thoroughfare to which the number applies. The numerals shall be at least four (4) inches in height. (b.1) Rear of structure abutting right-of-way. In addition to the requirem...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

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

Notes/Means of Correction:

Installation of new windows, roof over, carport, door, and wooden deck without permits. Demolished ceiling and walls to replace with new wood, insulation and drywall without permits. Prohibited outdoor storage and Rubbermaid shed.

Owner/tenant must obtain permits for all work done at the Building Dept. (954-966-4600, ext. 211/227) and remove miscellaneous items and Rubbermaid shed. Mobile home is in need of new paint (free paint is available at Town Hall).
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

05/26/2020 03:30

05/26/2020 03:21

05/26/2020 03:22

05/26/2020 03:22

05/26/2020 03:22

05/26/2020 03:22

05/26/2020 03:22

05/26/2020 03:22

05/26/2020 03:29

05/26/2020 03:29

05/26/2020 03:29

05/26/2020 03:30

05/26/2020 03:30

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3150 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	LA SIESTA MOBILE HOME PARK INC % DAVID ZELL
Mailing Address	141 GREENS ROAD HOLLYWOOD FL 33021-2840

ID #	5142 29 00 0260
Millage	0613
Use	28

Abbr Legal Description	29-51-42 E1/2 OF NE1/4 OF SW1/4 OF NE1/4 LESS N 50 FOR ST RD 824 & LESS S 100 & LESS RD & LESS S 175 OF N 225 OF W1/2 & LESS PT DESC IN OR 2854/915 TOGETHER WITH E 25 OF S 175 OF N 225 OF W1/2 OF E1/2 OF NE1/4 OF SW1/4 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).

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	$955,320	$176,540	$1,131,860	$813,150	
2019	$771,600	$176,440	$948,040	$739,230	$17,547.59
2018	$661,370	$10,660	$672,030	$672,030	$14,466.86

2020* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,131,860	$1,131,860	$1,131,860	$1,131,860
Portability	0	0	0	0
Assessed/SOH	$813,150	$1,131,860	$813,150	$813,150
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	$813,150	$1,131,860	$813,150	$813,150

Sales History

Date	Type	Price	Book/Page or CIN
9/1/1988	WD		15812 / 19

Land Calculations

Price	Factor	Type
$6.50	146,972	SF
Adj. Bldg. S.F. (Card, Sketch)		936
Eff./Act. Year Built: 1968/1967		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case Overview

Property/Incident Information

Owner	Address	Site Address
Patricia Alvarez	121 Janis Blvd Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #121 Janis Blvd - Patricia Alvarez

Legal Description

Case Status Open **Case #** 5109 **Date Next Inspection** 8/19/2021

Notes Multiple additions (2), screen room, shed, inside/outside electrical, chain link fence, patio, wooden fence, canopies (2), and doors done without permits. Re-roof done without permits. No mean of egress. Prohibited outdoor storage.

Owner/tenant must obtain permits for all work done. Remove all prohibited storage and remove wood panels from windows.
Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/2/2020		Notice of Violation	Hand Regular Mail
7/28/2021	8/19/2021	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: 8/19/2021
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: 8/19/2021
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 8/19/2021

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

NOV #5113, #5112, #5111, #5110, #5109

Hasler FIRST-CLASS MAIL
06/05/2020
US POSTAGE $000.65⁰
ZIP 33023
011D10656696

Lakeshore MHP
2701 S Park Rd
Pembroke Park, FL 33009

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

Hasler FIRST-CLASS MAIL
06/05/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:
Patricia Alvarez
121 Janis Blvd
Pembroke Park, FL 33009

Case #:
5109

7021 0350 0001 0298 1270

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

AUG 2 - 2021
Postmark Here
WEST HOLLYWOOD HILLS

Patricia Alvarez
NOH #5109
121 Janis Blvd
Pembroke Park, FL 33009

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Riverstone Communities, LLC
NOH #5109, #5110 #5111, #5112,
#5113 #5827
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

9590 9402 6610 1028 6992 22

2. Article Number (Transfer from service label)
7021 0350 0001 0298 1287

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

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
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,499,060	$217,900	$2,716,960	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,716,960	$2,716,960	$2,716,960	$2,716,960
Portability	0	0	0	0
Assessed/SOH	$2,389,450	$2,716,960	$2,389,450	$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,389,450	$2,716,960	$2,389,450	$2,389,450

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
2/22/1989	CP*	$100	16299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

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

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

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

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

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

Annual Reports

Report Year	Filed Date
2019	03/18/2019

2020	05/03/2020
2021	03/30/2021

Document Images

03/30/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
04/19/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
03/31/2004 -- ANNUAL REPORT	View image in PDF format
03/05/2003 -- ANNUAL REPORT	View image in PDF format
05/02/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2001 -- ANNUAL REPORT	View image in PDF format
04/28/2000 -- ANNUAL REPORT	View image in PDF format
04/02/1999 -- ANNUAL REPORT	View image in PDF format
04/24/1998 -- ANNUAL REPORT	View image in PDF format
04/21/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PATRICIA ALVAREZ		CASE NO. 5109
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: PATRICIA ALVAREZ
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 121 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PATRICIA ALVAREZ AT 11:25 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.

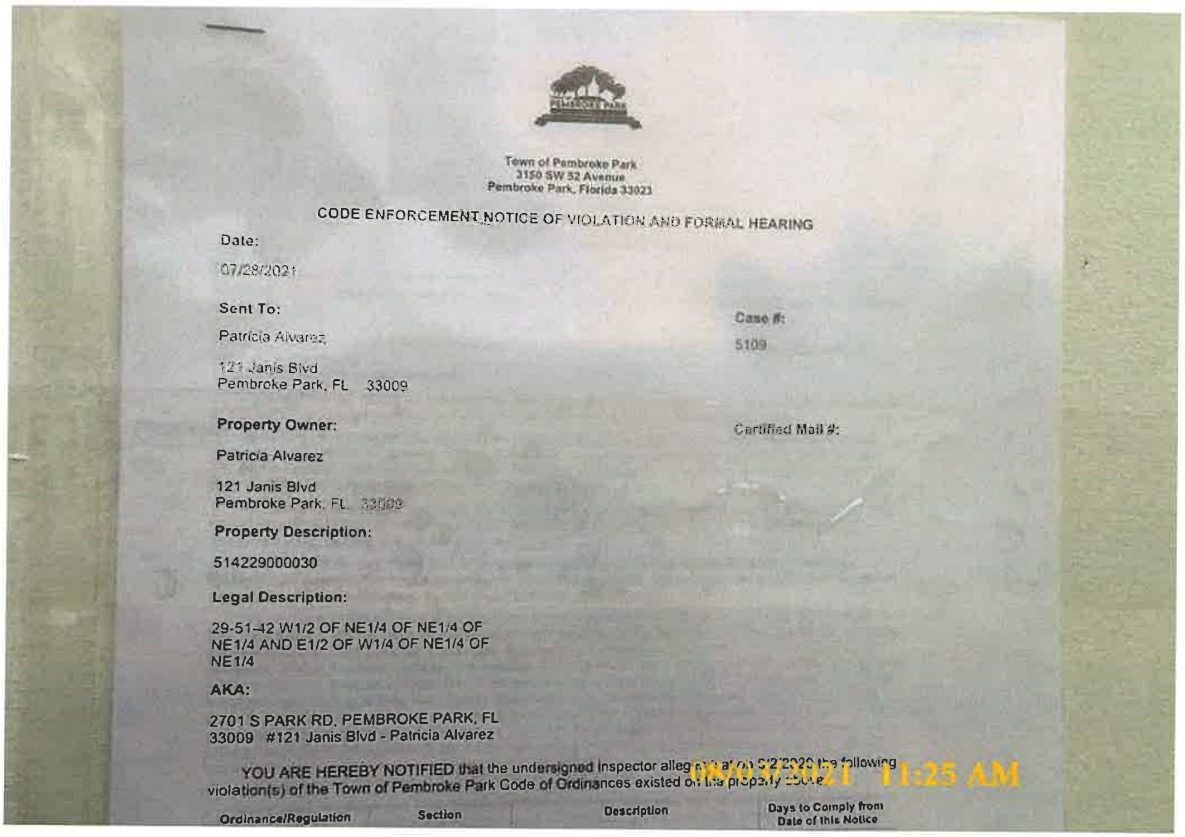
AFFIANT

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:

07/28/2021

Sent To:

Patricia Alvarez

121 Janis Blvd
Pembroke Park, FL 33009

Case #:

5109

Property Owner:

Patricia Alvarez

121 Janis Blvd
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 #121 Janis Blvd - Patricia Alvarez

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/27/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property [illegible]

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice

08/03/2021 11:25 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/28/2021

Sent To:

Patricia Alvarez

121 Janis Blvd
Pembroke Park, FL 33009

Case #:

5109

Property Owner:

Patricia Alvarez

121 Janis Blvd
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 #121 Janis Blvd - Patricia Alvarez

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	60

Multiple additions (2), screen room, shed, inside/outside electrical, chain link fence, patio, wooden fence, canopies (2), and doors done without permits. Re-roof done without permits. No mean of egress. Prohibited outdoor storage.

Owner/tenant must obtain permits for all work done. Remove all prohibited storage and remove wood panels from windows.
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 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.

Joseline Ramirez

Chief Code Enforcement Officer

7/28/2021

121
08/03/2021 11:25 AM

121
08/03/2021 11:25 AM

08/03/2021 11:25 AM

1
2
1
08/03/2021 11:25 AM

SPEED
LIMIT
10
08/03/2021 11:25 AM

08/03/2021 11:25 AM

08/03/2021 11:25 AM

08/03/2021 11:25 AM

08/03/2021 11:25 AM

08/03/2021 11:25 AM

11/3/20
No Permits

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Patricia Alvarez 121 Janis Blvd Pembroke Park, FL 33009	5109	06/02/2020

Property Owner:	Property Description:	Certified Mail #:
Patricia Alvarez 121 Janis Blvd 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 #121 Janis Blvd - Patricia Alvarez

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Notes/Means of Correction:

Multiple additions (2), screen room, shed, inside/outside electrical, chain link fence, patio, wooden fence, canopies (2), and doors done without permits. Re-roof done without permits. No mean of egress. Prohibited outdoor storage.

Owner/tenant must obtain permits for all work done. Remove all prohibited storage and remove wood panels from windows.
Double permit fee has been assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

Town of Pembroke Park Violation Notice

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

Name Patricia Alvarez
Site Address 121 Janis Blvd
Permit #

Date 6/2/20
Case #
Sub/Park Lakeshore MHP.

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code #
- ☒ Violation of Town Ordinance # 5-105 5-2(a) 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)

(2) Multiple Addition, Screen room, Shed, inside/outside electrical, fence (Chain link), patio, wooden fence, (2) Canopy and doors done without permits. Re-roof done without permits. No mean of egress. Prohibited outdoor storage.

Corrective Action(s)

Owner/tenant must obtain permits for all work done. Remove all prohibited storage. & remove wood panels from windows.

- ☒ Structural
- ☒ Code Enf.
- ☒ Plumbing
- ☐ Zoning
- ☒ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

Joseline Ramirez
Code Enforcement Officer

Posted on door
Received by

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

MILIAN, EVA — Job Name

OWNER BUILDER — Contractor

№ 12129

Town of Pembroke Park, Florida

PERMIT PAYMENT RECEIPT

Date 5-29- 19 91

Received From: EVA MILIAN

Address: 121 Janis Blvd.

Pembroke Park, Fla. Phone:

For: Same as above Lake Shore

Add: Same as above

Same as above Phone:

Purpose: Enc. Screen Room-210 sf-Vinyl Siding, 210 sq. ft. Est. Cost: $ 500.00

Itemization:

1st 200 sq. ft.	$50.00
ea. add'l 10 sf-$1.00	1.00

Plumbing		
Electrical		
Gen. Cont.	x	
Sign		
Mobile Home Set		
Air Cond.		
Fumigation		

Amount	51	00
Fee		35
Penalty		
TOTAL	51	35

Rec'd. by: Sandra Mustachio

Title:

Check ☒ #622

Cash ☐

PLUS BOARD OF RULES & APPEALS FEE
OF 35¢ PER $1000.00 OR FRACTION THEREOF

STYLECREST™

Remit To:
Stylecrest, Inc
P.O. Box 930893
Atlanta, GA 31193-0893

PRICE QUOTATION

Expires on: 1/12/2018

A carrying charge of 1-1/2% per month (18% per year) will be charged on all accounts not paid within the terms and conditions. No merchandise returned without written permission of the seller. Our responsibility ceases on the acceptance of this shipment in good order by the transportation company. Seller represents that with respect to the production of the articles covered by this invoice, it has fully complied with the Fair Labor Acts of 1938, as amended.

Location: 1C 5001 GATEWAY BLVD DOCK 11
863-709-8735 LAKELAND FL 33811

Sold To: RIVERSTONE COMMUNITIES
DBA:MEDLEY MH PARK
P.O. BOX 36084
CHARLOTTE NC 28236

Ship To: MEDLEY MHP/MIAMI HTS MHP
3520 NW 79 STREET
FLHTU-TF 305 885 7070
MIAMI FL 33147

Customer No.: 10 80182-171
Payment Terms: Past due after 30 days
Contract No.: 0J8Z8
Cust. P.O. No.: LOT 55

Entry Date: 6/25/2020
Carrier:
BOL#:
PRO#:
Quotation No.: 53469
Entered by: CARLEER

Quantity	Item Number / Description		Price	Per	Amount
1 EA	018242436	FG STEP 8R-24H-24D-36W	115.360	EA	115.36
2 EA	029224	DEL RAIL 2 STEP-24PLAT 21/24H	41.360	EA	82.72

****
quote only! quote and pricing
good for 30 days. quote will
expire 7.25.20

If payment is made
within our terms,
deduct cash discount
of ==> $.00

------ Taxes -------
Sales: $13.87

QUOTATION AMOUNT ==> $211.95

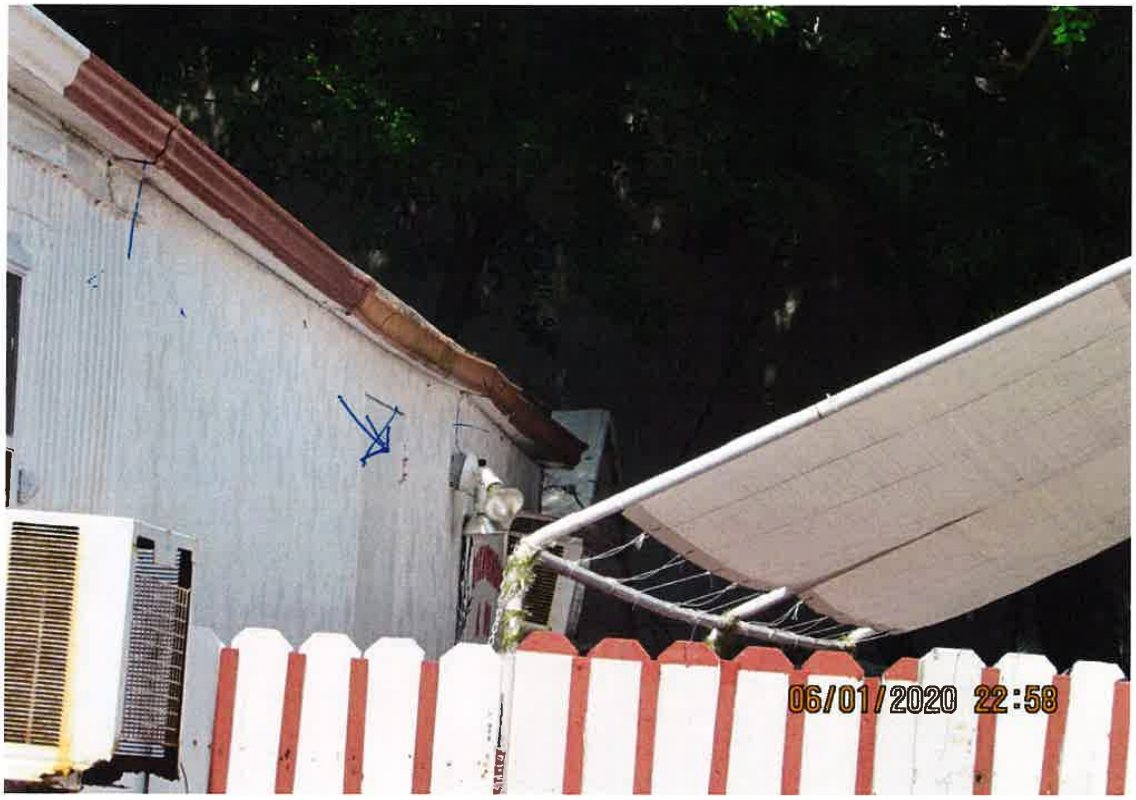
1
2
1
06/01/2020 22:57

1
2
1
06/01/2020 22:57

06/01/2020 22:59

06/01/2020 22:59

06/01/2020 22:58


06/01/2020 22:58

06/01/2020 22:58

06/01/2020 22:58

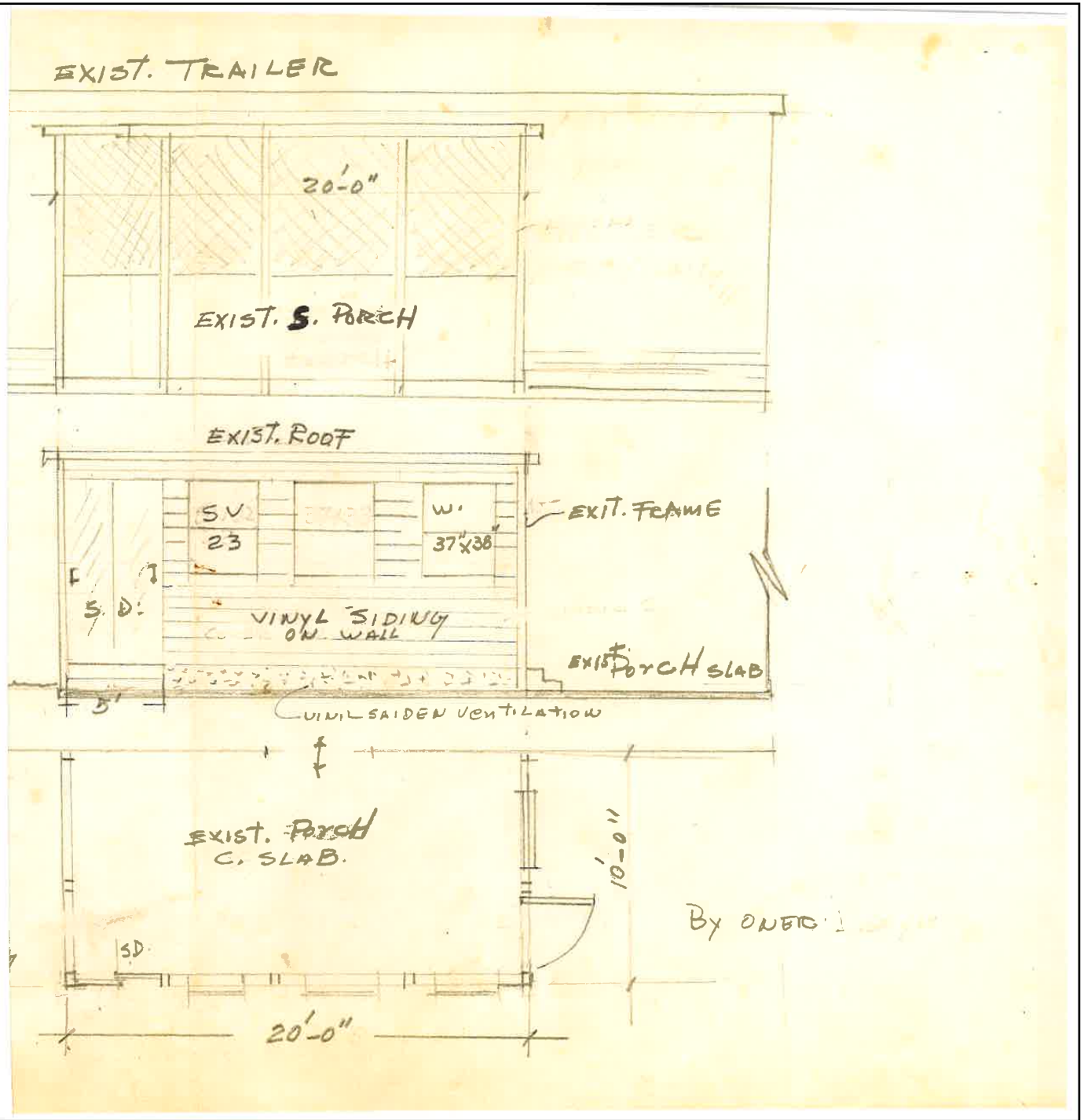
YIELD
06/01/2020 22:58

06/01/2020 22:58

06/01/2020 23:16

06/01/2020 23:17

06/01/2020 23:28


EXIST. TRAILER
20'-0"
EXIST. S. PORCH
EXIST. ROOF
SV
23
W.
37"x38"
EXIT. FRAME
S.D.
VINYL SIDING ON WALL
EXIST. PORCH SLAB
3'
VINIL SAIDEN VENTILATION
EXIST. PORCH C. SLAB.
10'-0"
SD
20'-0"
BY OWER

APPROVED BY J Meyers

TOWN OF PEMBROKE PARK, FLORIDA

DATE 5-29-91

FEE

MAY 28

PERMIT SET

MILIAN, EVA
Job Name

OWNER BUILDER
Contractor

№ 11517

Town of Pembroke Park, Florida

PERMIT PAYMENT RECEIPT

Date 7-6- 19 90

Received From: EVA MILIAN

Address: 121 Janis Blvd.

Pembroke Park, Fla. Phone: 987-1043

For: SAME AS ABOVE LAKESHORE

Add: SAME AS ABOVE

SAME AS ABOVE Phone:

Purpose: FENCE-SHED Est. Cost: $1000.00

Itemization:

Shed-minimum permit fee	$30.00
Fence -minimum permit fee	50.00

Plumbing		
Electrical		
Gen. Cont.	X	
Sign		
Mobile Home Set		
Air Cond.		
Fumigation		

Amount	80	00
Fee		35
Penalty		
TOTAL	80	35

Rec'd by: Sandra Mustapha

Title

Check ☒ #374

Cash ☐

PLUS BOARD OF RULES & APPEALS FEE
OF 35¢ PER $1000.00 OR FRACTION THEREOF

Case Overview

Property/Incident Information

Owner	Address	Site Address
Geronimo Cousin	123 Janis Blvd Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #123 Janis Blvd

Legal Description

Case Status Open **Case #** 5110 **Date Next Inspection** 8/19/2021

Notes Indoor/outdoor electrical, multiple (2) additions, shed, carport addition, canopy, French doors, cameras, light fixtures, outdoor T.V. , roof over, and installation of washer/dryer done without permits. Prohibited outdoor storage and no means of egress.

Owner/tenant must obtain permits for all work done. remove prohibited outdoor storage and remove wooden panels from windows.
Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/2/2020		Notice of Violation	Hand Regular Mail
7/29/2021	8/19/2021	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: 8/19/2021
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: 8/19/2021
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 8/19/2021

7021 0350 0001 0298 1287

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
$ 1.60

Total Postage an
$ 8.56

Sent To
Riverstone Communities, LLC
NOH #5109, #5110 #5111, #5112, #5113 #5827

Street and Apt. N
6400 Telegraph Road, Suite 2000

City, State, ZIP+4
Bloomfield Township, MI 48301

Postmark Here
AUG 2 - 2021

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

7021 0350 0001 0298 1294

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
$ 1.60

Total Postage an
$ 8.56

Sent To
Lakeshore Mobile Home Park
NOH #5109, #5110 #5111, #5112, #5113 #5827

Street and Apt. N
2701 S Park Rd

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

Postmark Here
AUG 2 - 2021

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

7021 0350 0001 0298 1232

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 0.51

Total Postage an
$ 6.96

Sent To
Geronmino Cousin
NOH #5110

Street and Apt. N
123 Janis Blvd

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

Postmark Here
AUG 2 - 2021

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.

Geronmino Cousin
NOH #5110
123 Janis Blvd
Pembroke Park, FL 33009

9590 9402 6610 1028 6991 78

7021 0350 0001 0298 1232

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:

Riverstone Communities, LLC
NOH #5109, #5110 #5111, #5112,
#5113 #5827
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

9590 9402 6610 1028 6992 22

2. Article Number (Transfer from service label)

7021 0350 0001 0298 1287

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Covd 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
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

NOV #5113, #5112, #5111, #5110, #5109

Hasler FIRST-CLASS MAIL
06/05/2020
US POSTAGE $000.65⁰
ZIP 33023
011D10656696

Lakeshore MHP
2701 S Park Rd
Pembroke Park, FL 33009

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

Hasler FIRST-CLASS MAIL
06/05/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:
Geronimo Cousin
123 Janis Blvd
Pembroke Park, FL 33009

Case #:
5110

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

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

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

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,499,060	$217,900	$2,716,960	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,716,960	$2,716,960	$2,716,960	$2,716,960
Portability	0	0	0	0
Assessed/SOH	$2,389,450	$2,716,960	$2,389,450	$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,389,450	$2,716,960	$2,389,450	$2,389,450

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
2/22/1989	CP*	$100	16299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
5011 SOUTH STATE ROAD 7, STE. 106
DAVIE, FL 33314

Name Changed: 08/19/2014

Address Changed: 08/19/2014

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
6400 TELEGRAPH ROAD,

SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2019	03/21/2019
2020	01/23/2020
2021	01/11/2021

Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GERONIMO COUSIN CASE NO. 5110

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GERONIMO COUSIN
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 123 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GERONIMO COUSIN AT 11:23 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 _____

Town of Pembroke Park
3159 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/29/2021

Sent To:

Geronimo Cousin

123 Janis Blvd
Pembroke Park, FL 33009

Case #:

5110

Certified Mail #:

Property Owner:

Geronimo Cousin

123 Janis Blvd
Pembroke Park, FL 33009

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 #123 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2020 the following ... Town of Pembroke Park Code of Ordinances existed on the property above:

Descript... Days to Comply from ... of this Notice

08/03/2021 11:23 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/29/2021

Sent To:

Geronimo Cousin

123 Janis Blvd
Pembroke Park, FL 33009

Case #:

5110

Property Owner:

Geronimo Cousin

123 Janis Blvd
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 #123 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Indoor/outdoor electrical, multiple (2) additions, shed, carport addition, canopy, French doors, cameras, light fixtures, outdoor T.V. , roof over, and installation of washer/dryer done without permits. Prohibited outdoor storage and no means of egress.

Owner/tenant must obtain permits for all work done. remove prohibited outdoor storage and remove wooden panels from windows.
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 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.

Joseline Ramirez

Chief Code Enforcement
Officer

7/29/2021

08/03/2021 11:23 AM

08/03/2021 11:23 AM

08/03/2021 11:23 AM

08/03/2021 11:23 AM

08/03/2021 11:23 AM

08/03/2021 11:23 AM

08/03/2021 11:23 AM

11/3/20
No Permits

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Geronimo Cousin 123 Janis Blvd Pembroke Park, FL 33009	5110	06/02/2020

Property Owner:	Property Description:	Certified Mail #:
Geronimo Cousin 123 Janis Blvd 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 #123 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Notes/Means of Correction:

Indoor/outdoor electrical, multiple (2) additions, shed, carport addition, canopy, French doors, cameras, light fixtures, outdoor T.V. , roof over, and installation of washer/dryer done without permits. Prohibited outdoor storage and no means of egress.

Owner/tenant must obtain permits for all work done. remove prohibited outdoor storage and remove wooden panels from windows.
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

06/01/2020 23:30

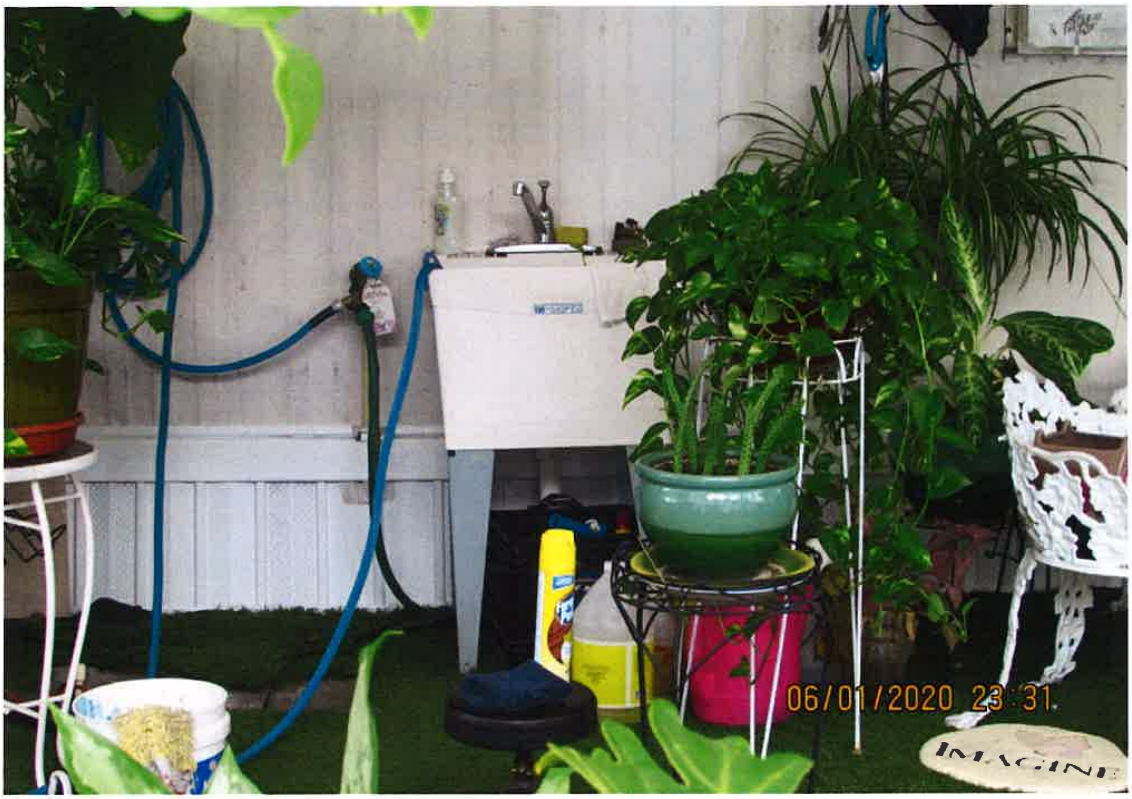
06/01/2020 23:30

06/01/2020 23:30

06/01/2020 23:31

06/01/2020 23:31

06/01/2020 23:31


06/01/2020 23:31

06/01/2020 23:31

06/01/2020 23:32

06/01/2020 23:33

06/01/2020 23:33

06/01/2020 23:33

06/01/2020 23:33

06/01/2020 23:35

06/01/2020 23:35

06/01/2020 23:35

06/01/2020 23:36

06/01/2020 23:36

06/01/2020 23:36

06/01/2020 23:36

06/01/2020 23:29

06/01/2020 23:29

06/01/2020 23:29

Town of Pembroke Park Violation Notice

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

Name Geronimo Cousin
Date 6/2/20
Site Address 123 Janis Blvd
Case # _____
Permit # _____
Sub/Park Lakeshore MHP

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105, 5-2, 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)
Indoor/Outdoor electrical, multiple (2) additions, shed, carport addition canopy stand, french doors, cameras, light fixture), Outdoor TV & roof over done without permits. Prohibited outdoor storage & no mean of egress. Washer & dryer.

Corrective Action(s)
Owner/tenant must obtain permits for all work done. Remove prohibited outdoor storage. Remove wooden panels from windows.

- ☒ Structural
- ☒ Code Enf.
- ☒ Plumbing
- ☒ Zoning
- ☒ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☒ Other_____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

Joseline Ramirez
Code Enforcement Officer

Posted on door
Received by

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

Town of Pembroke Park Violation Notice

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

Name Geronimo Cousin
Site Address 123 Janis Blvd
Permit # _____

Date 6/2/20
Case # _____
Sub/Park Lakeshore MHP

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105, 5-2, 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)
Indoor/Outdoor electrical, multiple (2) additions, shed, carport addition canopy stand, french doors, cameras, light fixture), Outdoor TV & roof over done without permits. Prohibited outdoor storage & no mean of egress. Washer & dryer.

Corrective Action(s)
Owner/tenant must obtain permits for all work done. Remove prohibited outdoor storage. Remove wooden panels from windows.

- ☒ Structural
- ☒ Code Enf.
- ☒ Plumbing
- ☒ Zoning
- ☒ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☒ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

Joseline Ramirez
Code Enforcement Officer

Posted on door
Received by

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Bernice Lee	125 Janis Blvd Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #125 Janis Blvd

Legal Description

Case Status Open **Case #** 5111 **Date Next Inspection** 8/19/2021

Notes Vinyl siding, additions(2), outdoor cameras, screen room, doors, windows, shed, indoor/outdoor electrical, steps and laundry room done without permit.

Owner/tenant must obtain permits for work done. Remove prohibited outdoor storage. Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/2/2020		Notice of Violation	Hand Regular Mail
7/29/2021	8/19/2021	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: 8/19/2021
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: 8/19/2021
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 8/19/2021

7021 0350 0001 0298 1287

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here
AUG 2 - 2021

Postage
$ 1.60

Total Postage and
$ 8.56

Sent To
Riverstone Communities, LLC
NOH #5109, #5110 #5111, #5112, #5113 #5827

Street and Apt. No
6400 Telegraph Road, Suite 2000

City, State, ZIP+4
Bloomfield Township, MI 48301

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

7021 0350 0001 0298 1294

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here
AUG 2 - 2021

Postage
$ 1.60

Total Postage and
$ 8.56

Sent To
Lakeshore Mobile Home Park
NOH #5109, #5110 #5111, #5112, #5113 #5827

Street and Apt. No
2701 S Park Rd

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

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

7021 0350 0001 0298 1254

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here
AUG 2 - 2021
WEST HOLLYWOOD HILLS

Postage
$ 0.51

Total Postage a
$ 6.96

Sent To
Bernice Lee
NOH #5111

Street and Apt.
125 Janis Blvd

City, State, ZIP
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:

Riverstone Communities, LLC
NOH #5109, #5110 #5111, #5112,
#5113 #5827
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

9590 9402 6610 1028 6992 22

2. Article Number (Transfer from service label)

7021 0350 0001 0298 1287

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
☐ 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

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

NOV #5113, #5112, #5111, #5110, #5109

Hasler FIRST-CLASS MAIL
06/05/2020
US POSTAGE $000.65⁰
ZIP 33023
011D10656696

Lakeshore MHP
2701 S Park Rd
Pembroke Park, FL 33009

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

Hasler FIRST-CLASS MAIL
06/05/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:
Bernice Lee
125 Janis Blvd
Pembroke Park, FL 33009

Case #:
5111

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**2701 S PARK ROAD, PEMBROKE PARK FL 33009**	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,499,060	$217,900	$2,716,960	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,716,960	$2,716,960	$2,716,960	$2,716,960
Portability	0	0	0	0
Assessed/SOH	$2,389,450	$2,716,960	$2,389,450	$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,389,450	$2,716,960	$2,389,450	$2,389,450

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	**33474 / 1458**
9/10/2001	CE*	$1,100,000	**32122 / 1108**
8/20/1997	WD*	$3,262,200	**26945 / 137**
2/22/1989	CP*	$100	**16299 / 977**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
5011 SOUTH STATE ROAD 7, STE. 106
DAVIE, FL 33314

Name Changed: 08/19/2014

Address Changed: 08/19/2014

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
6400 TELEGRAPH ROAD,

SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2019	03/21/2019
2020	01/23/2020
2021	01/11/2021

Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BERNICE LEE CASE NO. 5111

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BERNICE LEE
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 125 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BERNICE LEE AT 11:08 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.

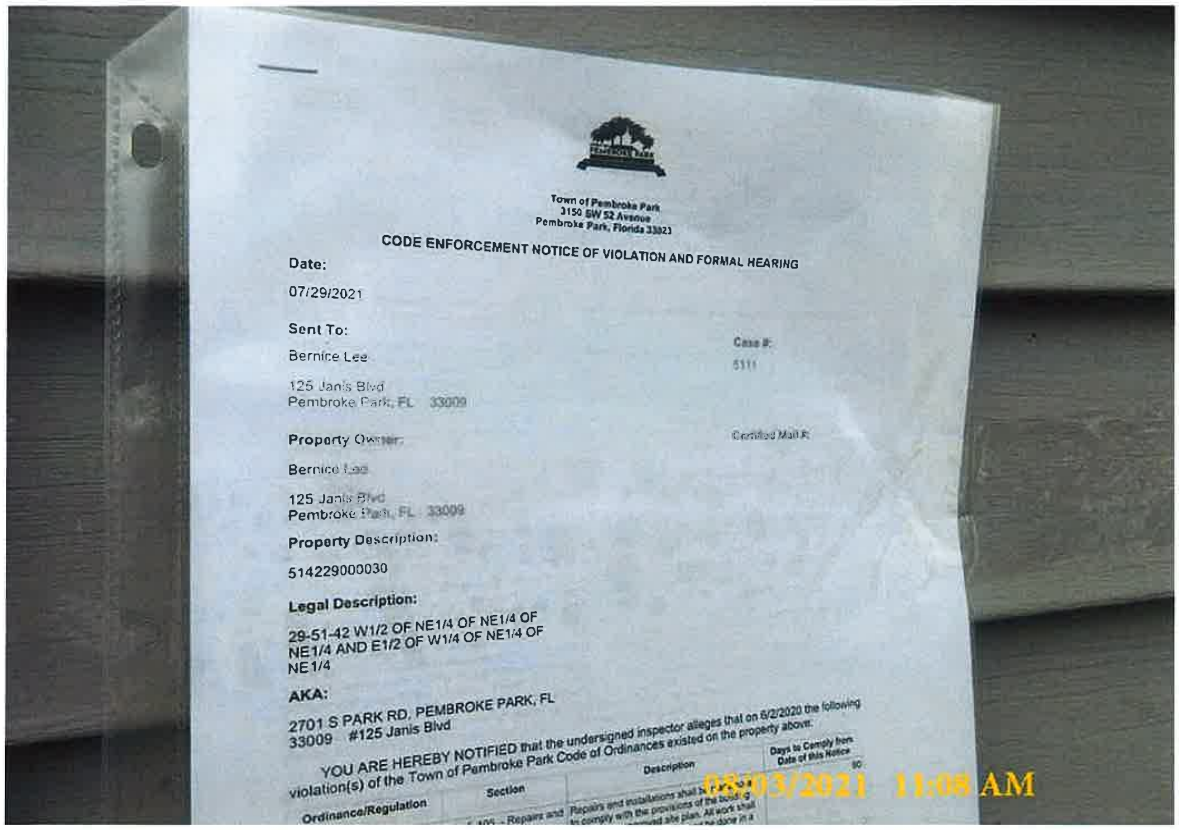
AFFIANT

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:

07/29/2021

Sent To:

Bernice Lee

125 Janis Blvd
Pembroke Park, FL 33009

Case #:
5111

Property Owner:

Certified Mail #:

Bernice Lee

125 Janis Blvd
Pembroke Park, FL 33009

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 #125 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
		Repairs and installations shall be [illegible] in comply with the provisions of the building [illegible] approved site plan. All work shall [illegible] be done in a	30

08/03/2021 11:08 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/29/2021

Sent To:

Bernice Lee

125 Janis Blvd
Pembroke Park, FL 33009

Case #:

5111

Property Owner:

Bernice Lee

125 Janis Blvd
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 #125 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	90

Vinyl siding, additions(2), outdoor cameras, screen room, doors, windows, shed, indoor/outdoor electrical, steps and laundry room done without permit.

Owner/tenant must obtain permits for work done. Remove prohibited outdoor storage.
Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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.

Joseline Ramirez

Chief Code Enforcement
Officer

7/29/2021

08/03/2021 11:08 AM

08/03/2021 11:08 AM

08/03/2021 11:08 AM

08/03/2021 11:08 AM

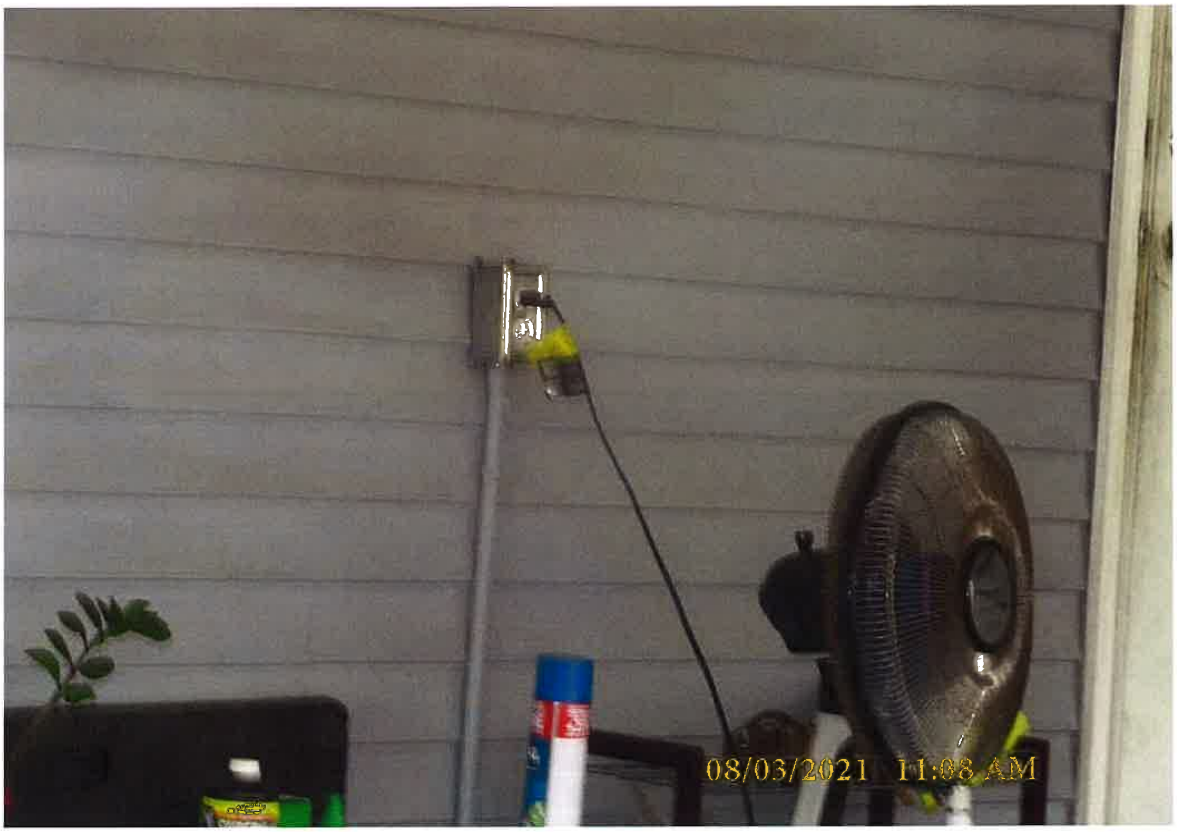
arlo
08/03/2021 11:08 AM

08/03/2021 11:07 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:08 AM


08/03/2021 11:08 AM

08/03/2021 11:08 AM

11/3/20
No permits

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Bernice Lee 125 Janis Blvd Pembroke Park, FL 33009	5111	06/02/2020

Property Owner:	Property Description:	Certified Mail #:
Bernice Lee 125 Janis Blvd 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 #125 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Notes/Means of Correction:

Vinyl siding, additions(2), outdoor cameras, screen room, doors, windows, shed, indoor/outdoor electrical, steps and laundry room done without permit.

Owner/tenant must obtain permits for work done. Remove prohibited outdoor storage.
Double permit fee has been assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

Town of Pembroke Park Violation Notice

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

Name Bernice Lee
Site Address 125 Janis Blvd
Permit #

Date 6/2/20
Case #
Sub/Park Lakeshore MHP

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code #
- ☒ Violation of Town Ordinance # 5-105 5-2(a) 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)

Vinyl siding, additions(2), outdoor cameras, screen room, doors, windows, shed, indoor/outdoor electrical, steps done without permit. laundry room.

Corrective Action(s)

Owner/tenant must obtain permits for work done, Remove prohibited out door storage.

- ☒ Structural
- ☒ Code Enf.
- ☒ Plumbing
- ☒ Zoning
- ☒ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

Joseline Ramirez
Code Enforcement Officer

Posted on door
Received by

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

06/01/2020 23:34

06/01/2020 23:34

06/01/2020 23:34

06/01/2020 23:55

06/01/2020 23:55

06/01/2020 23:56

06/01/2020 23:56

06/01/2020 23:56

06/01/2020 23:56

06/01/2020 23:56

06/01/2020 23:57

06/01/2020 23:57

06/01/2020 23:57

06/01/2020 23:57

06/01/2020 23:57

06/01/2020 23:59

06/02/2020 00:00

06/02/2020 00:09

06/01/2020 23:34

Case Overview

Property/Incident Information

Owner	Address	Site Address
Frammy Nunez Batista/ Christian Jose Pena Pujols	127 Janis Blvd Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #127 Janis Blvd

Legal Description

Case Status Open **Case #** 5112 **Date Next Inspection** 8/19/2021

Notes Central a/c unit maintenance, shed, multiple additions(2), outdoor/indoor electrical, screen room, rails, multiple doors, sliding doors, and chase done without permits.

Owner/tenant must obtain permits for all work done.
Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/2/2020		Notice of Violation	Hand Regular Mail
7/29/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/19/2021
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: 8/19/2021

Case Overview

HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 8/19/2021

7021 0350 0001 0298 1287

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

AUG 2 - 2021

Postage
$ 1.60

Total Postage and
$ 8.56

Sent To Riverstone Communities, LLC
NOH #5109, #5110 #5111, #5112,
#5113 #5827

Street and Apt. No. 6400 Telegraph Road, Suite 2000

City, State, ZIP+4 Bloomfield Township, MI 48301

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

7021 0350 0001 0298 1294

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

AUG 2 - 2021

Postage
$ 1.60

Total Postage and
$ 8.56

Sent To Lakeshore Mobile Home Park
NOH #5109, #5110 #5111, #5112,
#5113 #5827

Street and Apt. No. 2701 S Park Rd

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

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

7021 0350 0001 0298 1249

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

AUG 2 - 2021

Postage
$

Total Postage a
$ 6.96

Sent To Frammy Nunez Batista/Christian Jose
Pena Pujols
NOH #5112

Street and Apt. 127 Janis Blvd

City, State, ZIP Pembroke Park, FL 33009

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:

Riverstone Communities, LLC
NOH #5109, #5110 #5111, #5112,
#5113 #5827
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

9590 9402 6610 1028 6992 22

2. Article Number (Transfer from service label)

7021 0350 0001 0298 1287

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
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

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

NOV #5113, #5112, #5111, #5110, #5109

Hasler FIRST-CLASS MAIL
06/05/2020
US POSTAGE $000.65⁰
ZIP 33023
011D10656696

Lakeshore MHP
2701 S Park Rd
Pembroke Park, FL 33009

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

Hasler FIRST-CLASS MAIL
06/05/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:

Frammy Nunez Batista

127 Janis Blvd
Pembroke Park, FL 33009

Case #:

5112

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**2701 S PARK ROAD, PEMBROKE PARK FL 33009**	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

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

Property Assessment Values

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

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

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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
5011 SOUTH STATE ROAD 7, STE. 106
DAVIE, FL 33314

Name Changed: 08/19/2014

Address Changed: 08/19/2014

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
6400 TELEGRAPH ROAD,

SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2019	03/21/2019
2020	01/23/2020
2021	01/11/2021

Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

FRAMMY NUNEZ BATISTA
CHRISTIAN JOSE PENA PUJOLS CASE NO. 5112

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: FRAMMY NUNEZ BATISTA/CHRISTIAN PENA PUJOLS
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 127 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FRAMMY NUNEZ BATISTA/CHRISTIAN PENA PUJOLS AT 11:03 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.

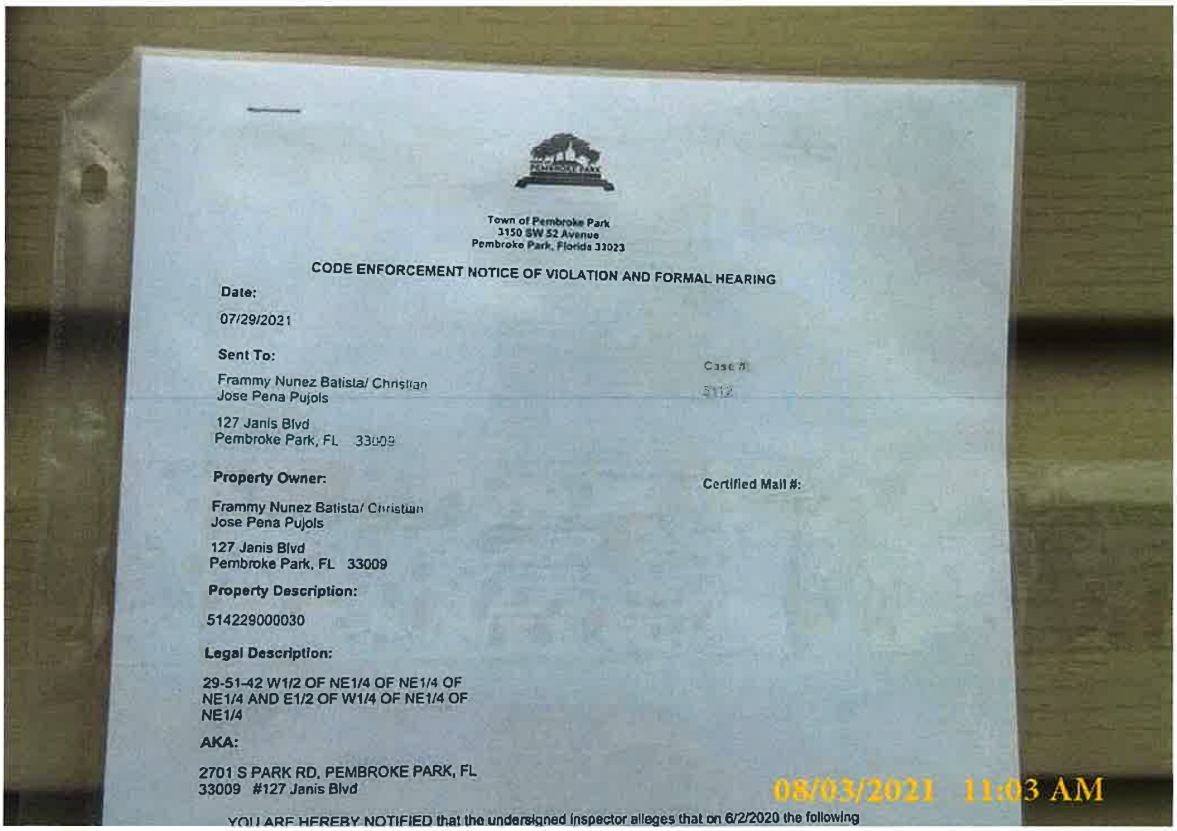
AFFIANT

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:

07/29/2021

Sent To:

Frammy Nunez Batista/ Christian
Jose Pena Pujols

127 Janis Blvd
Pembroke Park, FL 33009

Case #:

5112

Property Owner:

Frammy Nunez Batista/ Christian
Jose Pena Pujols

127 Janis Blvd
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 #127 Janis Blvd

08/03/2021 11:03 AM

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2020 the following

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/29/2021

Sent To:

Frammy Nunez Batista/ Christian
Jose Pena Pujols

127 Janis Blvd
Pembroke Park, FL 33009

Case #:

5112

Property Owner:

Frammy Nunez Batista/ Christian
Jose Pena Pujols

127 Janis Blvd
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 #127 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	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
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30

Central a/c unit maintenance, shed, multiple additions(2), outdoor/indoor electrical, screen room, rails, multiple doors, sliding doors, and chase done without permits.

Owner/tenant must obtain permits for all work done.
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 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.

Joseline Ramirez

Chief Code Enforcement Officer

7/29/2021

08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:04 AM

08/03/2021 11:03 AM

DAIZUKI
20 SEER Mini Split Air Conditioner
Water of Proof
Rated Voltage
Rated Frequency
Phase
Cooling Current Input
Heating Current Input
Refrigerant
Compressor
Condenser Fan Motor
Date of Manufacture
Intertek
08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

Demo Permit #1910596-0

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Frammy Nunez Batista 127 Janis Blvd Pembroke Park, FL 33009	5112	06/02/2020

Property Owner:	Property Description:	Certified Mail #:
Frammy Nunez Batista 127 Janis Blvd 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 #127 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Notes/Means of Correction:

Central a/c unit maintenance, shed, multiple additions(2), outdoor/indoor electrical, screen room, rails, multiple doors, sliding doors, and chase done without permits.

Owner/tenant must obtain permits for all work done.
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

06/02/2020 00:22

06/02/2020 00:23

06/02/2020 00:18

06/02/2020 00:20

06/02/2020 00:14

06/02/2020 00:16

06/02/2020 00:14

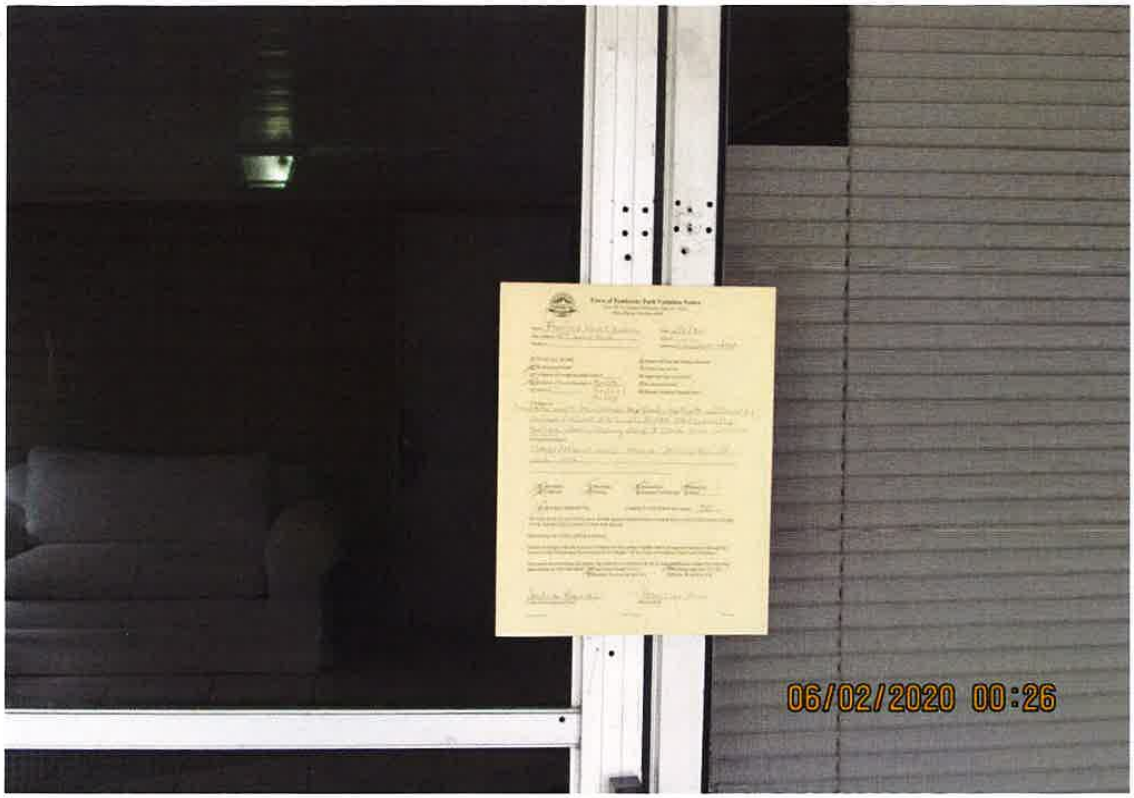
06/02/2020 00:14

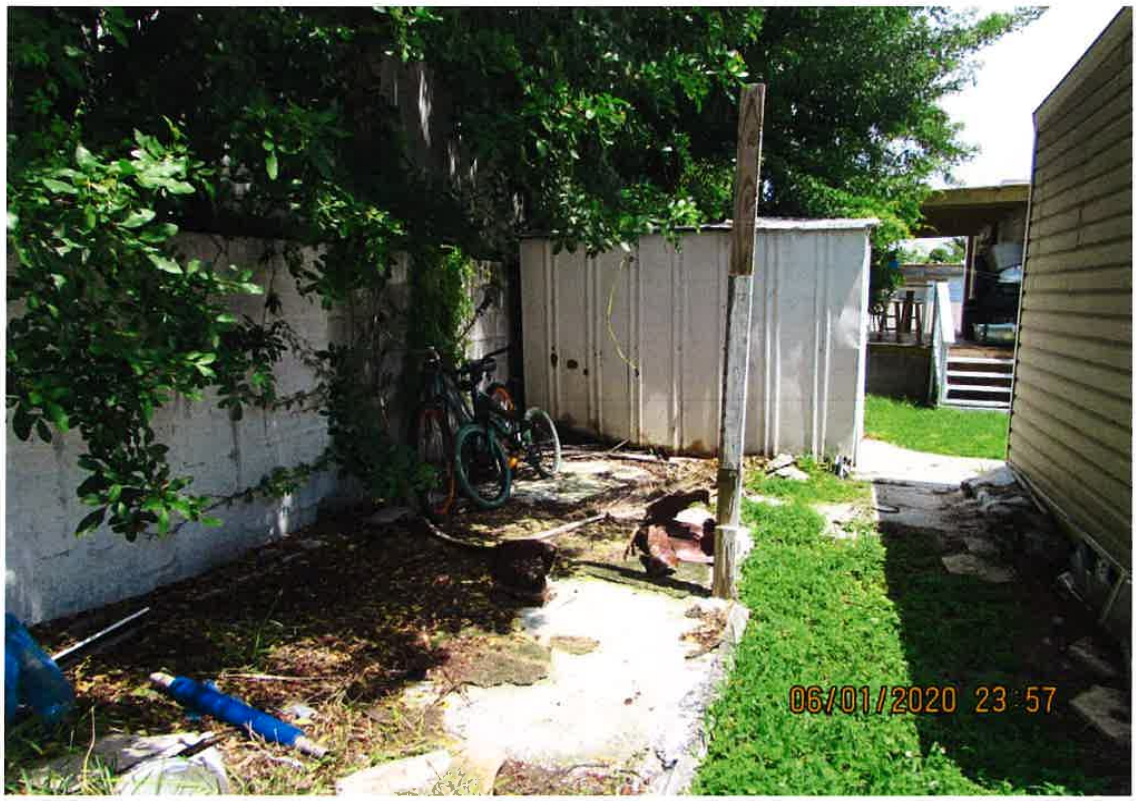
06/02/2020 00:14

06/02/2020 00:14

06/02/2020 00:13

06/02/2020 00:14


06/02/2020 00:26


06/01/2020 23:57

06/01/2020 23:57

06/01/2020 23:58

06/01/2020 23:58

06/01/2020 23:58

06/01/2020 23:58

06/02/2020 00:10

06/02/2020 00:10

06/02/2020 00:10

127
06/02/2020 00:10

Town of Pembroke Park Violation Notice

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

Name Frammy Nunez Batista
Date 6/2/20
Site Address 127 Janis Blvd
Case # _____
Permit # _____
Sub/Park Lakeshore MHP

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105
- ☐ NFPA # _____ 5-2(a) 5-103
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

Central A/C unit maintenance, Shed, multiple addition (2), outdoor/indoor electrical, screen room, rails, multiple doors, sliding doors & chase done without permits

Corrective Action(s)

Owner/tenant must obtain permits for all work done.

- ☒ Structural
- ☒ Code Enf.
- ☒ Plumbing
- ☒ Zoning
- ☒ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other_____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

Joseline Ramirez
Code Enforcement Officer

Posted on door
Received by

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

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-3540 FAX

BUILDING PERMIT APPLICATION

Inkforce 91814

1910596
PERMIT NO.

ZON-91814
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: FRAMMY BATISTA					
JOB ADDRESS: 127 JANIS BLVD					
OWNER NAME: LAKESHORE MOBILE HOME PARK LLC					
OWNER ADDRESS: 6400 TELEGRAPH RD #2000					
CITY: BLOOMFIELD TOWNSHIP					
PHONE: 7862622305	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: IMPRECO CORP					
MAIL ADDRESS: 20200 W COUNTRY CLUB DR #109					
CITY STATE ZIP: AVENTURA VA 33180					
PHONE: 7862622305	**FAX:**	**EMAIL: DANIELSERRANO1958@GMAIL.COM**			
CERT. COMPENTENCY: CGC1516768		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000030		SUBDIVISION: LAKESHORE MOBILE HOME PARK			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION:DEMO SHED, (2) ADDITIONS, RAILS.					
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 APPLICATION

Inkforce 91815

1910596
PERMIT NO.

E-91815
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: FRAMMY BATISTA					
JOB ADDRESS: 127 JANIS BLVD					
OWNER NAME: LAKESHORE MOBILE HOME PARK LLC					
OWNER ADDRESS: 6400 TELEGRAPH RD #2000					
CITY: BLOOMFIELD TOWNSHIP					
PHONE: 7862622305	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: Julio Electric Corp					
MAIL ADDRESS: 1024 SW 159 LANE					
CITY STATE ZIP: PEMBROKE PINES FL 33027					
PHONE: 7863467597	**FAX:**	**EMAIL: julioelectriccorp@yahoo.com**			
CERT. COMPENTENCY: EC13006174	**STATE REGISTRATION: N/A**				
LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000030	SUBDIVISION: LAKESHORE MOBILE HOME PARK				
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 300	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: DEMO ELECTRICAL IN (2) ADDITIONS INCLUDING BOX & CIRCUIT.					
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 APPLICATION

1910596
PERMIT NO.
P-91816
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: PLUMBING					
JOB NAME: FRAMMY BATISTA					
JOB ADDRESS: 127 JANIS BLVD					
OWNER NAME: LAKESHORE MOBILE HOME PARK LLC					
OWNER ADDRESS: 6400 TELEGRAPH RD #2000					
CITY: BLOOMFIELD TOWNSHIP					
PHONE: 7862622305	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: ERKA'S CONSTRUCTION CORP					
MAIL ADDRESS: 7460 FARRAGUT STREET					
CITY STATE ZIP: HOLLYWOOD FL 33024					
PHONE: 7542048798	**FAX:**	**EMAIL: ERKASCORP@AOL.COM**			
CERT. COMPENTENCY: CFC1428311	**STATE REGISTRATION: N/A**				
LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000030	SUBDIVISION: LAKESHORE MOBILE HOME PARK				
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 400	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: DEMO PLUMBING IN (2) ADDITIONS.					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Ismael Lopez	129 Janis Blvd Pembroke Park, FL 330009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #129 Janis Blvd

Legal Description

Case Status Open **Case #** 5113

Notes New bathroom, wooden deck/patio, plumbing, indoor/outdoor electrical, wooden fence, and doors done without permits. Renting mobile home to two families prohibited, only one family per mobile home. Prohibited outdoor storage (wooden panels on floor). Mobile home needs maintenance (roof, wooden steps). Mobile home must revert back to single family home.

Owner/tenant must obtain permit for work done. Remove prohibited outdoor storage. Maintenance mobile home.
Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/2/2020		Notice of Violation	Posted to Property Regular Mail
7/29/2021		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: 1/1/0001
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: 1/1/0001
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 1/1/0001
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 1/1/0001

7021 0350 0001 0298 1287

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

Postage
$ 1.60

Total Postage and
$ 8.56

Sent To
Riverstone Communities, LLC
NOH #5109, #5110 #5111, #5112, #5113 #5827

Street and Apt. No
6400 Telegraph Road, Suite 2000

City, State, ZIP+4
Bloomfield Township, MI 48301

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

7021 0350 0001 0298 1294

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

Postage
$ 1.00

Total Postage and
$ 8.56

Sent To
Lakeshore Mobile Home Park
NOH #5109, #5110 #5111, #5112, #5113 #5827

Street and Apt. No
2701 S Park Rd

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

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

7021 0350 0001 0298 1263

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here
AUG 2 - 2021
HOLLYWOOD FL 33021
WEST HOLLYWOOD

Postage
$ 0.71

Total Postage and
$ 7.67

Sent To
Ismael Lopez
NOH #5113, #5827

Street and Apt. No
129 Janis Blvd

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Riverstone Communities, LLC
NOH #5109, #5110 #5111, #5112,
#5113 #5827
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

9590 9402 6610 1028 6992 22

2. Article Number (Transfer from service label)

7021 0350 0001 0298 1287

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
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

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

NOV #5113, #5112, #5111, #5110, #5109

Hasler FIRST-CLASS MAIL
06/05/2020
US POSTAGE $000.65⁰
ZIP 33023
011D10656696

Lakeshore MHP
2701 S Park Rd
Pembroke Park, FL 33009

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

Hasler FIRST-CLASS MAIL
06/05/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:
Roxanne Rodriguez
129 Janis Blvd
Pembroke Park, FL. 330009

Case #:
5113

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,499,060	$217,900	$2,716,960	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,716,960	$2,716,960	$2,716,960	$2,716,960
Portability	0	0	0	0
Assessed/SOH	$2,389,450	$2,716,960	$2,389,450	$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,389,450	$2,716,960	$2,389,450	$2,389,450

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	**33474 / 1458**
9/10/2001	CE*	$1,100,000	**32122 / 1108**
8/20/1997	WD*	$3,262,200	**26945 / 137**
2/22/1989	CP*	$100	**16299 / 977**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
5011 SOUTH STATE ROAD 7, STE. 106
DAVIE, FL 33314

Name Changed: 08/19/2014

Address Changed: 08/19/2014

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
6400 TELEGRAPH ROAD,

SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2019	03/21/2019
2020	01/23/2020
2021	01/11/2021

Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ISMAEL LOPEZ CASE NO. 5113

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ISMAEL LOPEZ
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 129 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ISMAEL LOPEZ AT 11:03 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.

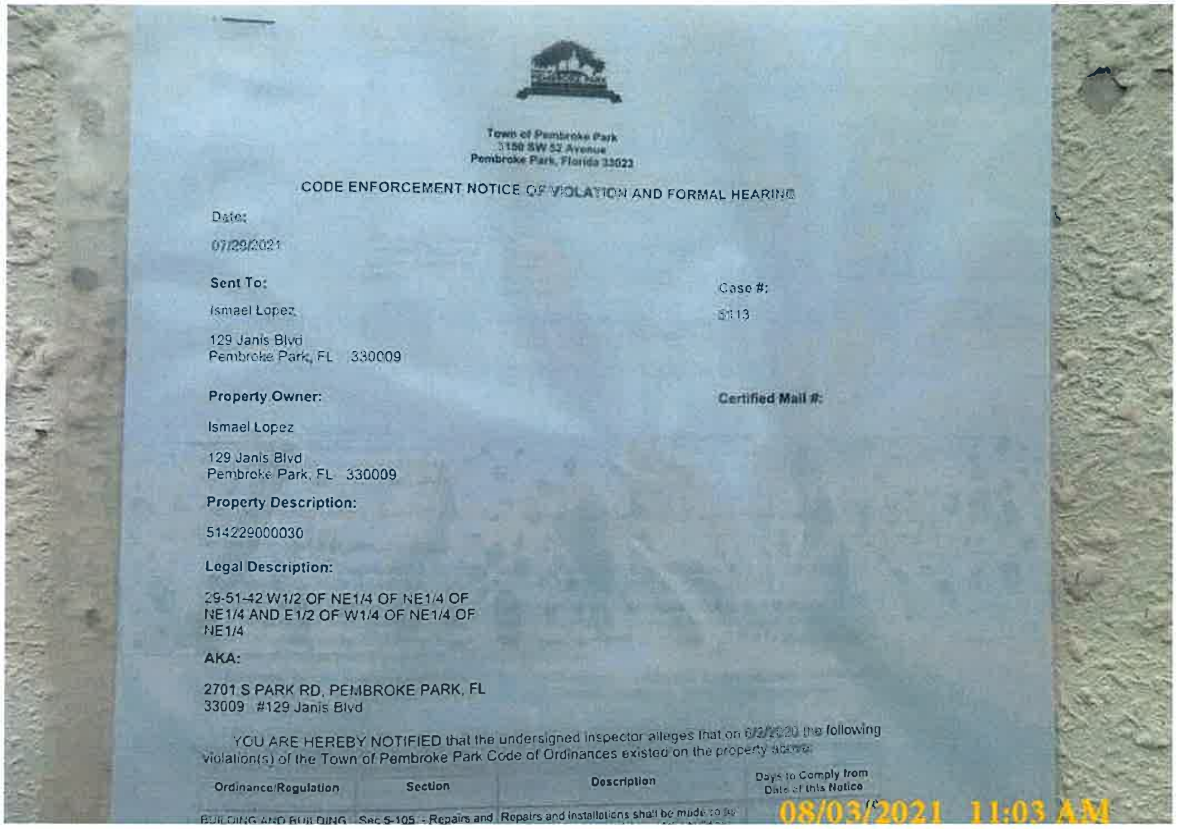
AFFIANT

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

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/29/2021

Sent To:

Ismael Lopez

129 Janis Blvd
Pembroke Park, FL 330009

Case #:

5113

Property Owner:

Ismael Lopez

129 Janis Blvd
Pembroke Park, FL 330009

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 #129 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 07/29/20 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING	Sec 5-105 -	Repairs and installations shall be made to be	

08/03/2021 11:03 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/29/2021

Sent To:

Ismael Lopez

129 Janis Blvd
Pembroke Park, FL 330009

Case #:

5113

Property Owner:

Ismael Lopez

129 Janis Blvd
Pembroke Park, FL 330009

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 #129 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	60
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	60

New bathroom, wooden deck/patio, plumbing, indoor/outdoor electrical, wooden fence, and doors done without permits. Renting mobile home to two families prohibited, only one family per mobile home. Prohibited outdoor storage (wooden panels on floor). Mobile home needs maintenance (roof, wooden steps). Mobile home must revert back to single family home.

Owner/tenant must obtain permit for work done. Remove prohibited outdoor storage. Maintenance mobile home.
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 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.

Joseline Ramirez

Chief Code Enforcement
Officer

7/29/2021

129
08/03/2021 11:03 AM

129
08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

Rheem
08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

11/3/20
No permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Roxanne Rodriguez 129 Janis Blvd Pembroke Park, FL 330009	5113	06/02/2020

Property Owner:	Property Description:	Certified Mail #:
Roxanne Rodriguez 129 Janis Blvd Pembroke Park, FL 330009	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 #129 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

Notes/Means of Correction:

New bathroom, wooden deck/patio, plumbing, indoor/outdoor electrical, wooden fence, and doors done without permits. Renting mobile home to two families prohibited, only one family per mobile home. Prohibited outdoor storage (wooden panels on floor). Mobile home needs maintenance (roof, wooden steps). Mobile home must revert back to single family home.

Owner/tenant must obtain permit for work done. Remove prohibited outdoor storage. Maintenance mobile home.
Double permit fee has been assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

Town of Pembroke Park Violation Notice

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

Name Roxanna Rodriguez
Site Address 129 Janis Blvd
Permit # _____

Date 6/2/20
Case # _____
Sub/Park Lakeshore MHP

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105, 5-103, 5-2(a)
- ☐ 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/Patio, plumbing, indoor/outdoor electrical, wooden fence & door done without permits. Renting mobile home. Prohibited outdoor storage. Mobile home needs maintenance (Roof, wooden ~~Fo~~ steps). Prohibited out door storage (wooden panels).

New Bathroom

Corrective Action(s)
Owner/tenant must obtain permit for work done. Remove prohibited outdoor storage. Maintenance mobile home.

- ☒ Structural
- ☒ Code Enf.
- ☒ Plumbing
- ☒ Zoning
- ☒ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other_____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

Joseline Ramirez
Code Enforcement Officer

Posted on door
Received by

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

06/02/2020 00:39

06/01/2020 23:57

06/02/2020 00:27

129
06/02/2020 00:27

06/02/2020 00:27

06/02/2020 00:27

06/02/2020 00:27

06/02/2020 00:28

06/02/2020 00:28

06/02/2020 00:28

06/02/2020 00:28

06/02/2020 00:29

06/02/2020 00:29

06/02/2020 00:29

06/02/2020 00:29

06/02/2020 00:30

06/02/2020 00:15

06/02/2020 00:15

06/02/2020 00:27

Case Overview

Property/Incident Information

Owner	Address	Site Address
KASHY,HENRY EZRA	311 MARINE DR PEMBROKE PARK, FL 33009	311 MARINE DR, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5272 **Date Next Inspection** 8/19/2021

Notes Charity Organization (Yedidim Mitzvah Market Place) started demolition of bathroom and kitchen without permits.

1. STOP WORK ORDER.
2. Obtain permits and inspections from Building Department.
3. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/17/2020		Notice of Violation	Hand Regular Mail
7/29/2021	8/19/2021	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: 8/19/2021
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: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 8/19/2021

7021 0350 0001 0298 1164

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To
Park Lake Inc.
NOH #5272, #5074

Street and Apt. No.,
3184 W Hallandale Beach Blvd

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

Postmark Here
AUG 2 - 2021

PS Form 3800, Ap

7021 0350 0001 0298 1157

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 6.96

Sent To
Ezra Henry Kashy
NOH # 5272

Street and Apt. No.,
311 Marine Drive

City, State, ZIP+4®
Pembroke Park, Florida 33009

Postmark Here
AUG 2 - 2021
WEST HOLLYWOOD HILLS

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

7021 0350 0001 0298 1171

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 0.71

Total Postage an
$ 6.96

Sent To
Glazer & Sachs
NOH #5272, #5074

Street and Apt. N
3113 Stirling Rd

City, State, ZIP+4
Hollywood, FL 33021

Postmark Here
AUG 2 - 2021

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:
Ezra Henry Kashy
NOH # 5272
311 Marine Drive
Pembroke Park, Florida 33009

9590 9402 6610 1028 6990 93

2. Article Number (Transfer from service label)
7021 0350 0001 0298 1157

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Ezra Henry
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Ezra Henry

C. Date of Delivery
8-4-2021

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
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5272

Hasler FIRST-CLASS MAIL
07/20/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Park Lake, Inc.
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5272

Hasler FIRST-CLASS MAIL
07/20/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:
KASHY,HENRY EZRA
311 MARINE DR
PEMBROKE PARK, FL 33009

Case #:
5272

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

Detail by Entity Name

Florida Profit Corporation
PARK LAKE, INC.

Filing Information

Document Number	H42954
FEI/EIN Number	59-2502705
Date Filed	02/15/1985
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/08/2018

Principal Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Mailing Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Registered Agent Name & Address

Glazer & Sachs,
3113 Stirling Rd
Hollywood, FL 33021

Name Changed: 11/08/2018

Address Changed: 08/04/2015

Officer/Director Detail

Name & Address

Title President

Bernier, Conrad
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Director

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	311 MARINE DRIVE #334, PEMBROKE PARK FL 33009-6041	ID #	5142 29 NN 5310
Property Owner	KASHY, HENRY EZRA EST	Millage	0613
Mailing Address	311 MARINE DR PEMBROKE PARK FL 33009-6041	Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 334

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*	$40,000	$52,410	$92,410	$92,410	
2020	$40,000	$51,550	$91,550	$58,290	$239.26
2019	$40,000	$63,180	$103,180	$56,980	$238.68

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$92,410	$92,410	$92,410	$92,410
Portability	0	0	0	0
Assessed/SOH	$92,410	$92,410	$92,410	$92,410
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	$92,410	$92,410	$92,410	$92,410

Sales History

Date	Type	Price	Book/Page or CIN
1/8/2004	CPT	$100	36731 / 1859
11/19/2003	CPT	$27,000	36463 / 1360
4/4/1996	CPT		24730 / 90

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		840
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1978/1977		

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.)

)

HENRY EZRA KASHY CASE NO. 5272

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HENRY EZRA KASHY
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 311 MARINE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HENRY EZRA KASHY AT 9:56 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.

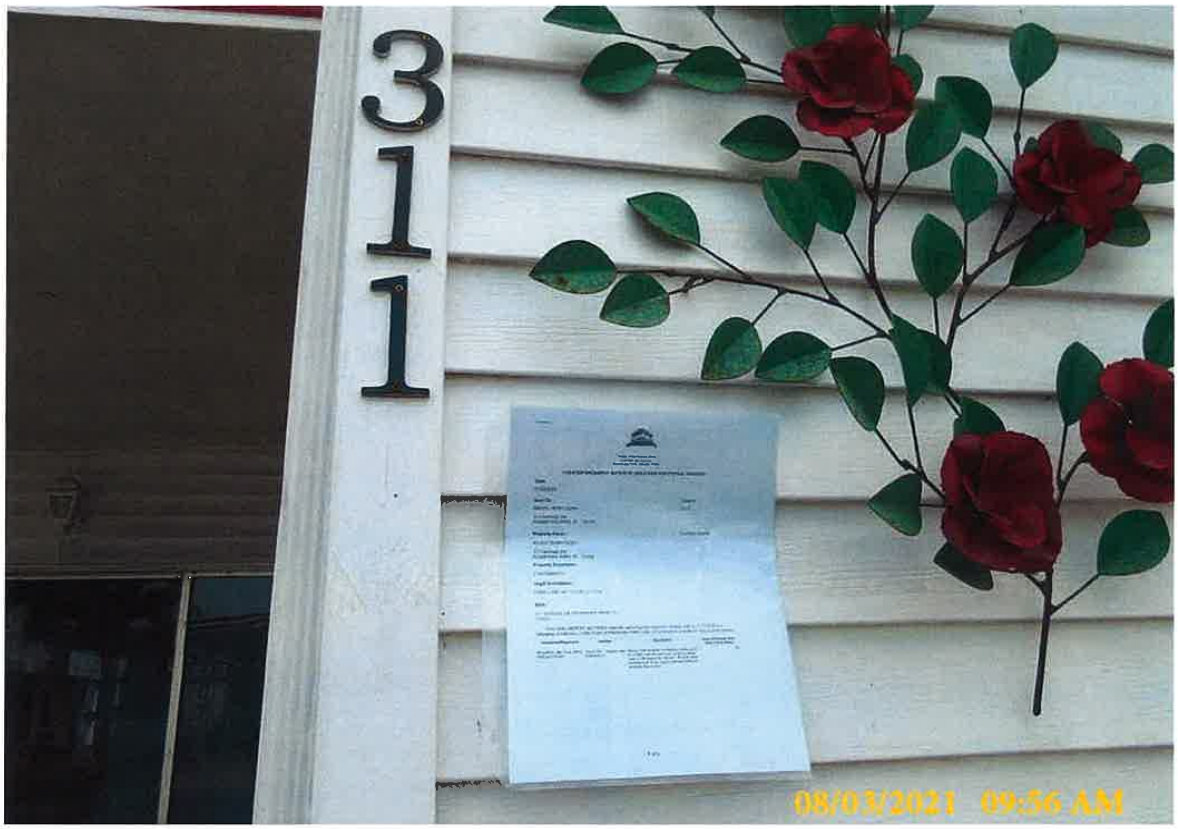
AFFIANT

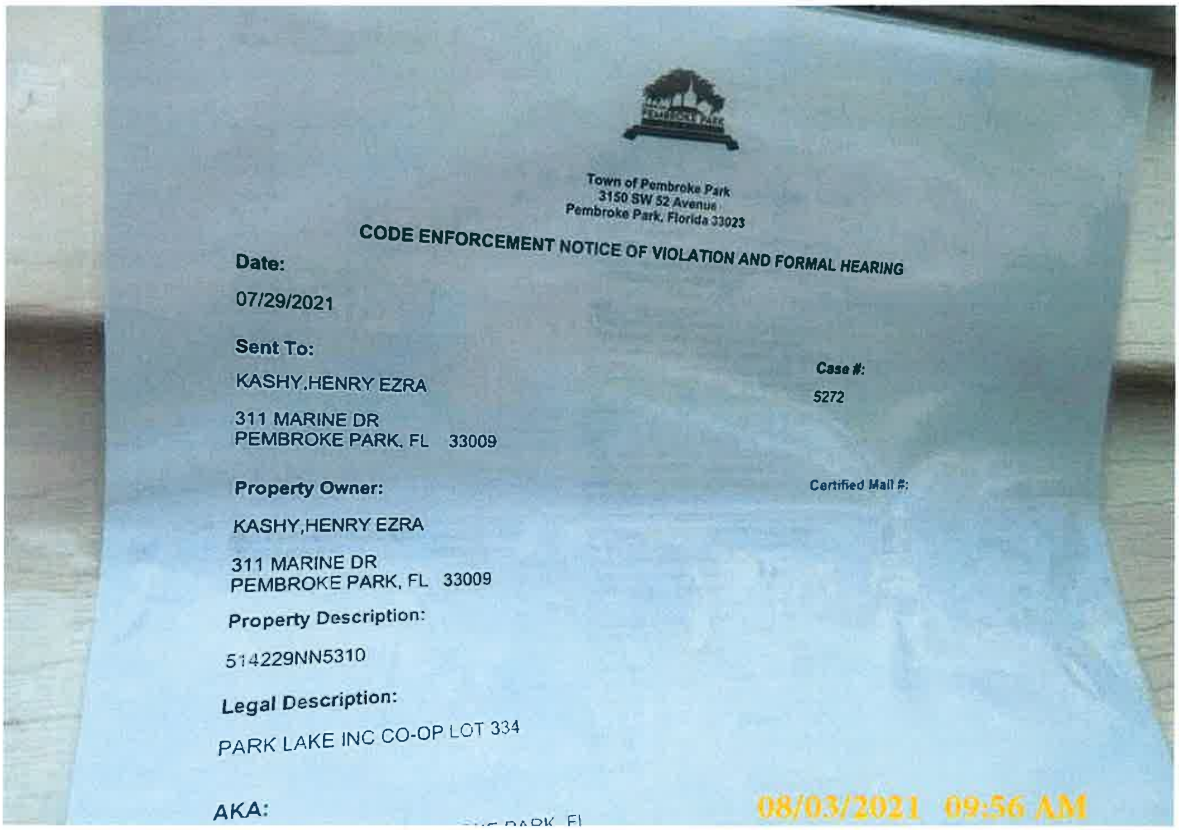
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 11 day of 8, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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:

07/29/2021

Sent To:

KASHY,HENRY EZRA

311 MARINE DR
PEMBROKE PARK, FL 33009

Case #:

5272

Property Owner:

KASHY,HENRY EZRA

311 MARINE DR
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN5310

Legal Description:

PARK LAKE INC CO-OP LOT 334

AKA:

08/03/2021 09:56 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/29/2021

Sent To:

KASHY,HENRY EZRA

311 MARINE DR
PEMBROKE PARK, FL 33009

Case #:

5272

Property Owner:

KASHY,HENRY EZRA

311 MARINE DR
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN5310

Legal Description:

PARK LAKE INC CO-OP LOT 334

AKA:

311 MARINE DR, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/17/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Charity Organization (Yedidim Mitzvah Market Place) started demolition of bathroom and kitchen without permits.

1. STOP WORK ORDER.
2. Obtain permits and inspections from Building Department.
3. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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.

Joseline Ramirez

Chief Code Enforcement Officer

7/29/2021

08/03/2021 09:56 AM

311
08/03/2021 09:56 AM

11/3/20
Plan Review
Process # 92081

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
KASHY,HENRY EZRA 311 MARINE DR PEMBROKE PARK, FL 33009	5272	07/17/2020

Property Owner:	Property Description:	Certified Mail #:
KASHY,HENRY EZRA 311 MARINE DR PEMBROKE PARK, FL 33009	514229NN5310	

Legal Description:	AKA:
PARK LAKE INC LOT 334	311 MARINE DR, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/17/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

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

Notes/Means of Correction:

Charity Organization (Yedidim Mitzvah Market Place) started demolition of bathroom and kitchen without permits.

1. STOP WORK ORDER.
2. Obtain permits and inspections from Building Department.
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

311
07/17/2020 01:06

07/17/2020 01:06

07/17/2020 01:07

Locksmith
240-600-1650
License No. 382
07/17/2020 01:11

07/17/2020 01:19

07/17/2020 01:20

07/17/2020 01:20

07/17/2020 01:20

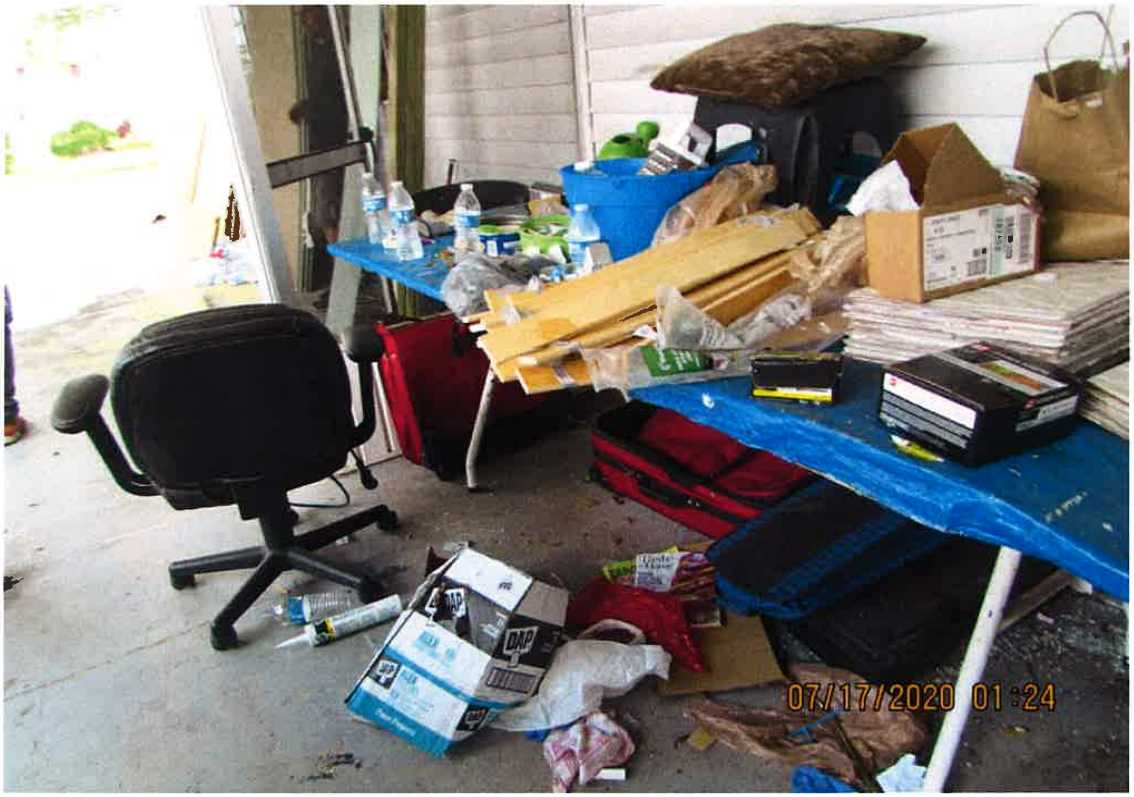
07/17/2020 01:20

07/17/2020 01:21

07/17/2020 01:21

07/17/2020 01:21

07/17/2020 01:21


07/17/2020 01:24

Fuse
Electric Inc.
305-970-4379
STATE LICENSED & INSURED
DODGE
EC: 13005070
07/17/2020 01:06

State Licensed & Insured
Commercial • Residential • Industrial
Free Estimates
24/7 Services
All work Guaranteed
Fuse
Electric Inc.
305-970-4379
07/17/2020 01:06

Town of Pembroke Park Violation Notice

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

YEDIDIM Mitzvah Market Place

Name ~~AZ~~ EZRAKASHYA

Date 7/17/20

Site Address 311 Marine Drive

Case # _____

Permit # _____

Sub/Park Park Lake Estate

- ☒ *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)

Contracters started demo of drywalls and floorings without permits. (Demo of Kitchen / Bathroom) STOP WORK ORDER

Corrective Action(s)

Contracter must obtain permits and inspections for work done.

- ☒ Structural
- ☒ Code Enf.
- ☒ Plumbing
- ☐ Zoning
- ☐ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other_____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

- ☒ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☒ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Received by

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
3221 LLC	1531 54 ST BROOKLYN, NY 11219	3221 SW 56 AVE, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 5299 **Date Next Inspection** 8/19/2021

Notes

1. Chain-link fence requires maintenance (repair, remove vines). Complied.
2. Exterior walls require maintenance (i.e. pressure wash, paint). Complied.
3. Exterior roof requires maintenance (i.e. wash, treatment). Re-inspection required.
4. Prohibited out door storage (store miscellaneous items inside property). Re-inspection required.
5. Trim trees, weeds and overgrown vegetation. Partially completed.
6. All vehicles must have current tags. Re-inspection required.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/30/2020		Notice of Violation	Regular Mail
7/27/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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: 8/19/2021
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.	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 8/19/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 8/19/2021
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: 8/19/2021
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 8/19/2021

7021 0350 0001 0298 1386

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+

3221 LLC
NOH #5299, 5447
1531 54 ST
Brooklyn, NY 11219

Postmark Here
AUG 2 - 2021
HOLLYWOOD FL 33023
WEST HOLLYWOOD HILLS

PS Form 3800,

7021 0350 0001 0298 1393

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

3221 LLC
NOH #5299, 5447
3221 SW 56 AVE, Unit 1
Pembroke Park, FL 33023

Postmark Here
AUG 2 - 2021
HOLLYWOOD FL 33023
WEST HOLLYWOOD HILLS

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:

3221 LLC
NOH #5299, 5447
3221 SW 56 AVE, Unit 1
Pembroke Park, FL 33023

9590 9402 6610 1028 6993 38

7021 0350 0001 0298 1393

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery
8-4

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

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

NOV 5299

Hasler FIRST-CLASS MAIL
07/31/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:
3221 LLC
1531 54 ST
BROOKLYN, NY 11219

Case #:
5299

TOWN OF PEMBROKE PARK

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

NOV 5299

Hasler FIRST-CLASS MAIL
08/03/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Current Resident
3221 SW 56 Ave, Unit 2
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

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

NOV 5299

Hasler FIRST-CLASS MAIL
08/03/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Current Resident
3221 SW 56 Ave, Unit 1
Pembroke Park, FL 33023

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3221 SW 56 AVENUE #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0080
Property Owner	3221 LLC	Millage	0613
Mailing Address	1531 54 ST BROOKLYN NY 11219	Use	08
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 8 BLK 1		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$13,920	$192,000	$205,920	$145,840	
2020	$13,920	$163,390	$177,310	$132,590	$3,152.44
2019	$13,920	$140,230	$154,150	$120,540	$2,858.39

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$205,920	$205,920	$205,920	$205,920
Portability	0	0	0	0
Assessed/SOH	$145,840	$205,920	$145,840	$145,840
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	$145,840	$205,920	$145,840	$145,840

Sales History

Date	Type	Price	Book/Page or CIN
1/3/2011	SWD-E	$71,500	47684 / 1511
4/21/2009	CET-T	$100	46166 / 1868
9/27/2001	WD	$92,900	32228 / 1655
8/20/1998	QCD	$100	28902 / 1665
12/5/1995	WD	$70,000	24226 / 956

Land Calculations

Price	Factor	Type
$2.00	6,962	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units/Beds/Baths		2/4/2
Eff./Act. Year Built: 1961/1960		

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
3221 LLC

Filing Information

Document Number	L10000130756
FEI/EIN Number	N/A
Date Filed	12/23/2010
Effective Date	12/24/2010
State	FL
Status	ACTIVE

Principal Address

1531 54 STREET C/O GEORGE LICHTENSTEIN
BROOKLYN, NY 11219

Mailing Address

1531 54 STREET C/O GEORGE LICHTENSTEIN
BROOKLYN, NY 11219

Registered Agent Name & Address

BONNARDEL, KENNETH
16375 NE 18 AVE.
N. MIAMI BEACH, FL 33162

Authorized Person(s) Detail

Name & Address

Title MGRM

LICHTENSTEIN, GEORGE
1531 54 STREET
BROOKLYN, NY 11219

Annual Reports

Report Year	Filed Date
2019	01/27/2019
2020	01/19/2020
2021	01/15/2021

Document Images

01/15/2021 -- ANNUAL REPORT View image in PDF format

01/19/2020 -- ANNUAL REPORT	View image in PDF format
01/27/2019 -- ANNUAL REPORT	View image in PDF format
01/10/2018 -- ANNUAL REPORT	View image in PDF format
01/22/2017 -- ANNUAL REPORT	View image in PDF format
01/23/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
01/19/2012 -- ANNUAL REPORT	View image in PDF format
02/02/2011 -- ANNUAL REPORT	View image in PDF format
12/23/2010 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3221 LLC CASE NO. 5299

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3221 LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3221 SW 56 AVENUE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3221 LLC AT 9:01 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.

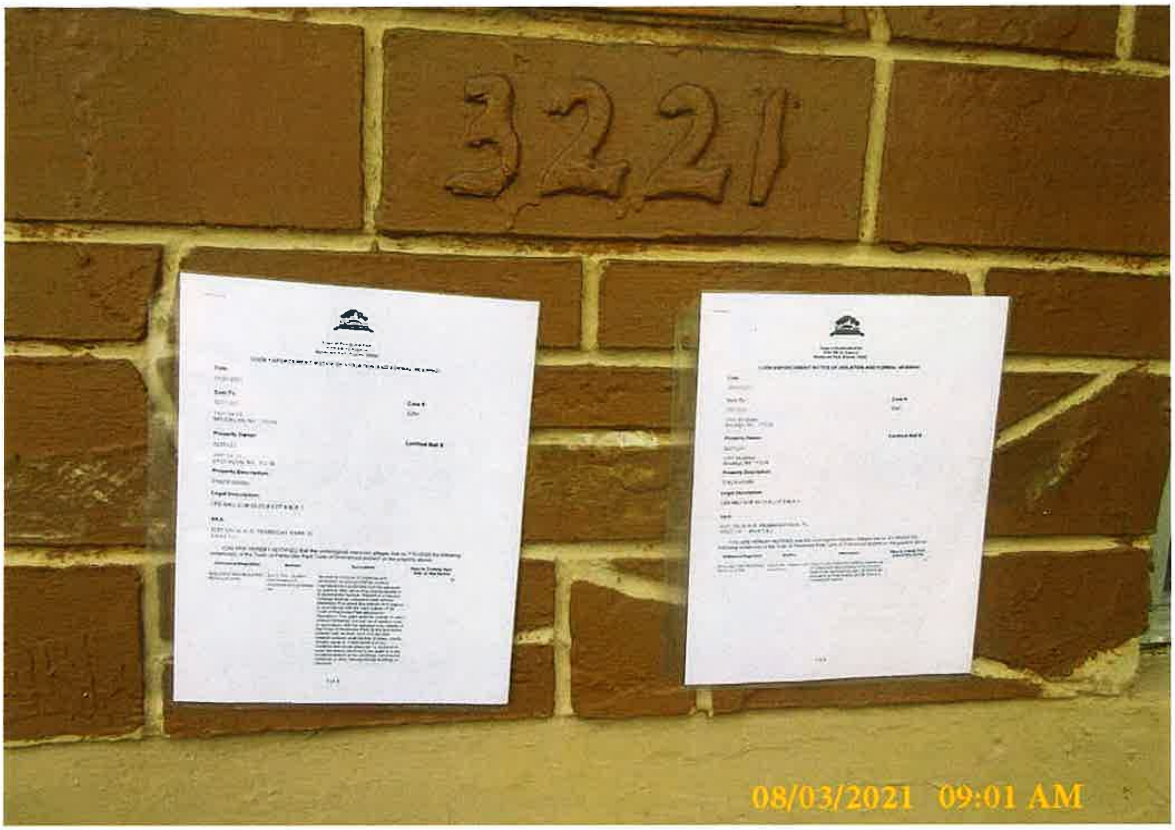
AFFIANT

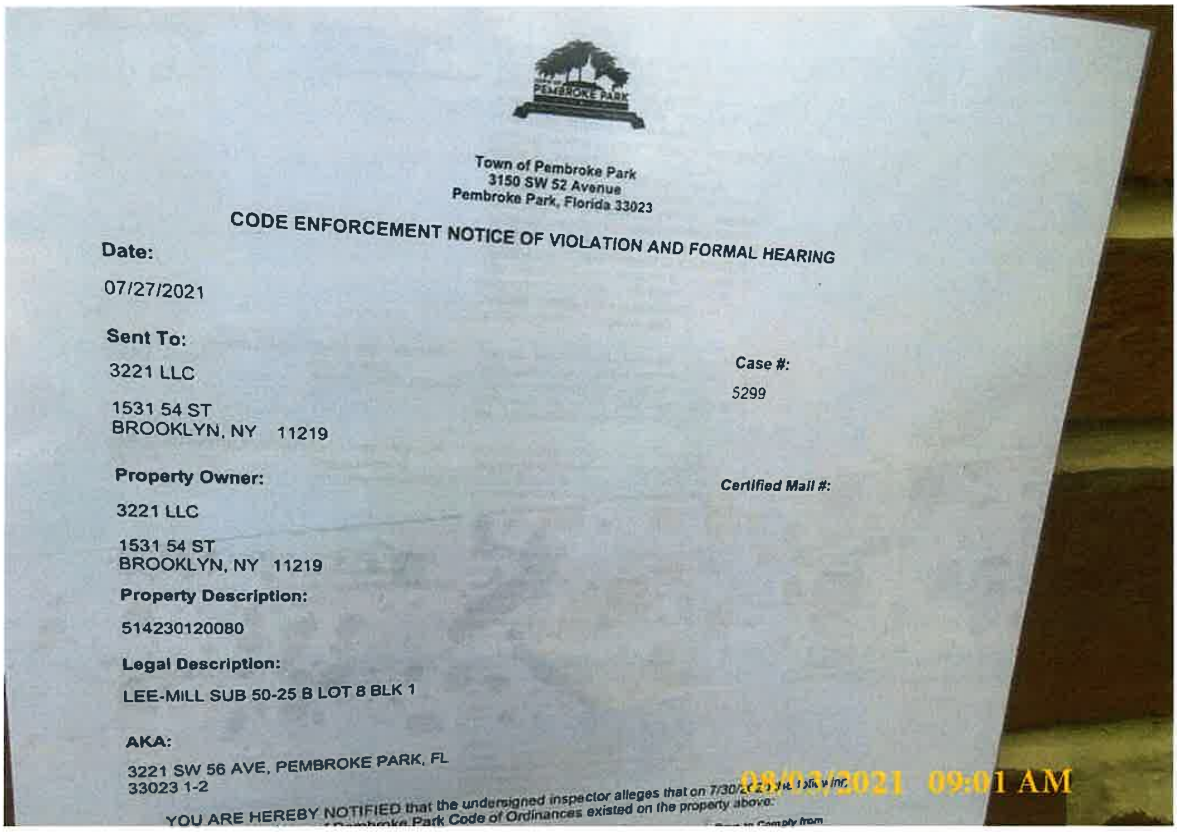
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of 8, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/27/2021

Sent To:

3221 LLC

1531 54 ST
BROOKLYN, NY 11219

Case #:

5299

Property Owner:

3221 LLC

1531 54 ST
BROOKLYN, NY 11219

Certified Mail #:

Property Description:

514230120080

Legal Description:

LEE-MILL SUB 50-25 B LOT 8 BLK 1

AKA:

3221 SW 56 AVE, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2021 the following violations exist on the property above:

Pembroke Park Code of Ordinances existed on the property above:

Time to Comply from

08/03/2021 09:01 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/27/2021

Sent To:

3221 LLC

1531 54 ST
BROOKLYN, NY 11219

Case #:

5299

Property Owner:

3221 LLC

1531 54 ST
BROOKLYN, NY 11219

Certified Mail #:

Property Description:

514230120080

Legal Description:

LEE-MILL SUB 50-25 B LOT 8 BLK 1

AKA:

3221 SW 56 AVE, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2020 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 (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
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

1. Chain-link fence requires maintenance (repair, remove vines). Complied.
2. Exterior walls require maintenance (i.e. pressure wash, paint). Complied.
3. Exterior roof requires maintenance (i.e. wash, treatment). Re-inspection required.
4. Prohibited out door storage (store miscellaneous items inside property). Re-inspection required.
5. Trim trees, weeds and overgrown vegetation. Partially completed.
6. All vehicles must have current tags. Re-inspection required.

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.

Joseline Ramirez

Chief Code Enforcement Officer

7/27/2021

08/03/2021 09:01 AM

08/03/2021 09:01 AM

08/03/2021 09:01 AM

08/03/2021 09:01 AM

08/03/2021 09:01 AM

08/03/2021 09:01 AM

08/03/2021 09:01 AM

08/03/2021 09:01 AM

08/03/2021 09:01 AM

08/03/2021 09:01 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
3221 LLC 1531 54 ST BROOKLYN, NY 11219	5299	07/30/2020

Property Owner:	Property Description:	Certified Mail #:
3221 LLC 1531 54 ST BROOKLYN, NY 11219	514230120080	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 8 BLK 1	3221 SW 56 AVE, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2020 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 (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
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. Chain-link fence requires maintenance (repair, remove vines).
2. Exterior walls require maintenance (i.e. pressure wash, paint).
3. Exterior roof requires maintenance (i.e. wash, treatment).
4. Prohibited out door storage (store miscellaneous items inside property).
5. Trim trees, weeds and overgrown vegetation.
6. All vehicles must have current tags.

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

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

Joseline Ramirez
Code Enforcement Officer

02/04/2020 01:19

02/04/2020 01:19

02/04/2020 01:20

02/04/2020 01:20

02/04/2020 01:18

02/04/2020 01:18

02/04/2020 01:19

02/04/2020 01:19

02/04/2020 01:20

02/04/2020 01:20

Case Overview

Property/Incident Information

Owner	Address	Site Address
LEWIS,JOLICE H/E LEWIS,JEFFREY W	3201 SW 56 AVE APT N PEMBROKE PARK, FL 33023	3201 SW 56 AVE, PEMBROKE PARK, FL 33023 1-2 #Unit 1 & 2

Legal Description

Case Status Open **Case #** 5301 **Date Next Inspection** 8/19/2021

Notes
1. Two additions done without permits. Obtain permits and inspections.
2. Alterations (doors, windows) on backend storage done without permits. Obtain permits and inspections.
3. Exterior fence requires maintenance (i.e. pressure wash, minor repairs). Complied.
4. Exterior roof requires maintenance (i.e. wash, treatment).
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/30/2020		Notice of Violation	Regular Mail
7/27/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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: 8/19/2021
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.	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 8/19/2021

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: 8/19/2021
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: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 8/19/2021

7021 0350 0001 0298 1409

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
$ 6.96

Sent To
Jolice & Jeffrey Lewis
NOH #5301

Street and Apt. I
3201 SW 56 AVE, Apt N

City, State, ZIP
Pembroke Park, FL 33023

AUG 2 2021
Postmark Here

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

SENDER: COMPLETE THIS SECTION

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

1 Article Addressed to:
Jolice & Jeffrey Lewis
NOH #5301
3201 SW 56 AVE, Apt N
Pembroke Park, FL 33023

9590 9402 6610 1028 6993 45

2. Article Number (Transfer from service label)
7021 0350 0001 0298 1409

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

Mail
Mail Restricted Delivery
00)

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

TOWN OF PEMBROKE PARK

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

NOV #5301

Hasler FIRST-CLASS MAIL
08/03/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Current Resident
3201 SW 56 Ave, Apt S
Pembroke Park, FL 33023

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

NOV 5301

Hasler FIRST-CLASS MAIL
07/31/2020
US POSTAGE $000.50[0]
ZIP 33023
011D10656696

Sent To:

LEWIS,JOLICE H/E
LEWIS,JEFFREY W

3201 SW 56 AVE APT N
PEMBROKE PARK, FL 33023

Case #:

5301

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3201 SW 56 AVENUE #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0010
Property Owner	LEWIS, JOLICE H/E LEWIS, JEFFREY W	Millage	0613
		Use	08
Mailing Address	3201 SW 56 AVE APT N PEMBROKE PARK FL 33023		

Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 1 BLK 1

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$13,930	$189,500	$203,430	$168,390	
2020	$13,930	$162,980	$176,910	$159,730	$2,560.02
2019	$13,930	$140,000	$153,930	$151,180	$2,377.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$203,430	$203,430	$203,430	$203,430
Portability	0	0	0	0
Assessed/SOH 18	$168,390	$178,440	$168,390	$168,390
Homestead 100%, NCU=50%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$25,000	0	$25,000	$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$118,390	$153,440	$118,390	$118,390

Sales History

Date	Type	Price	Book/Page or CIN
1/26/2017	QCD-T	$33,300	114187865
12/20/2011	QCD-D	$30,000	48394 / 373
8/25/2000	WD	$68,900	30813 / 1356
6/1/1987	WD	$55,000	14582 / 308
1/1/1963	QCD	$11,500	

Land Calculations

Price	Factor	Type
$2.00	6,963	SF
Adj. Bldg. S.F. (Card, Sketch)		1496
Units/Beds/Baths		2/4/2
Eff./Act. Year Built: 1961/1960		

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.)

)

JOLICE H/E AND JEFFREY LEWIS CASE NO. 5301
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JOLICE H/E AND JEFFREY LEWIS
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3201 SW 56 AVE, APT N, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JOLICE H/E AND JEFFREY LEWIS AT 09:08 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.

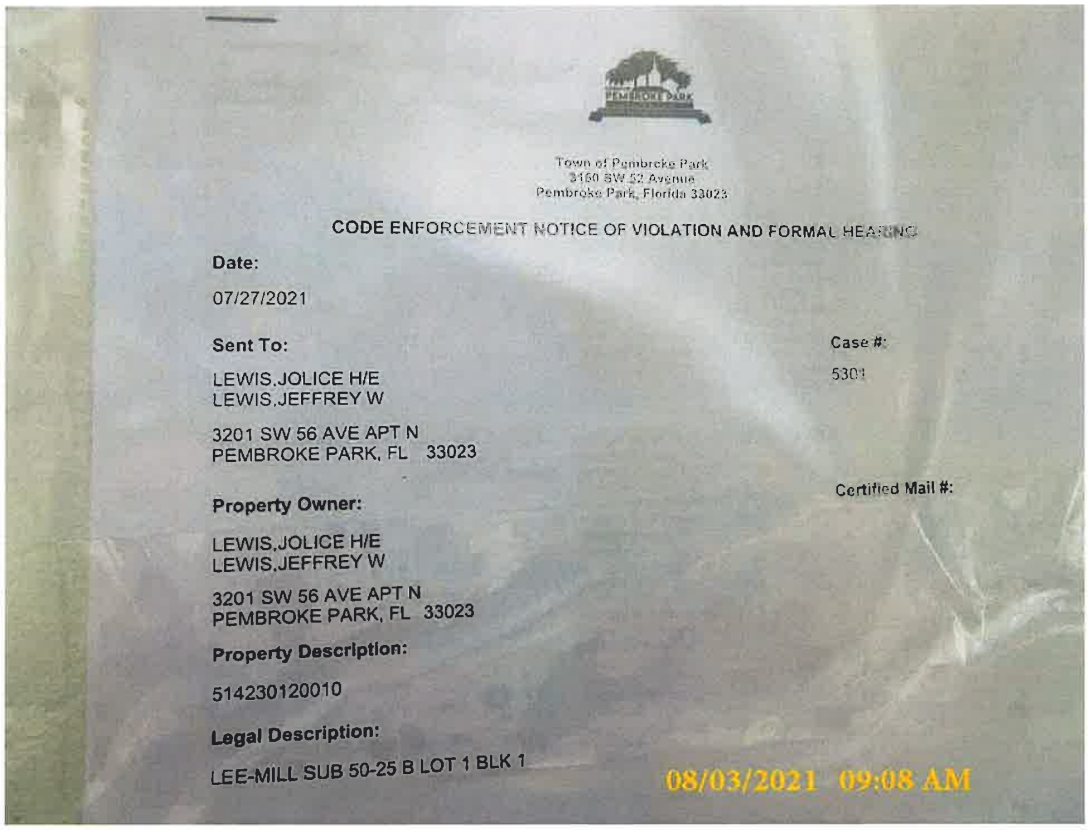
AFFIANT

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
3160 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/27/2021

Sent To:

LEWIS,JOLICE H/E
LEWIS,JEFFREY W

3201 SW 56 AVE APT N
PEMBROKE PARK, FL 33023

Case #:

5301

Certified Mail #:

Property Owner:

LEWIS,JOLICE H/E
LEWIS,JEFFREY W

3201 SW 56 AVE APT N
PEMBROKE PARK, FL 33023

Property Description:

514230120010

Legal Description:

LEE-MILL SUB 50-25 B LOT 1 BLK 1

08/03/2021 09:08 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/27/2021

Sent To:

LEWIS,JOLICE H/E
LEWIS,JEFFREY W

3201 SW 56 AVE APT N
PEMBROKE PARK, FL 33023

Case #:

5301

Property Owner:

LEWIS,JOLICE H/E
LEWIS,JEFFREY W

3201 SW 56 AVE APT N
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230120010

Legal Description:

LEE-MILL SUB 50-25 B LOT 1 BLK 1

AKA:

3201 SW 56 AVE, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2020 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 (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

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

1. Two additions done without permits. Obtain permits and inspections.
2. Alterations (doors, windows) on backend storage done without permits. Obtain permits and inspections.
3. Exterior fence requires maintenance (i.e. pressure wash, minor repairs). Complied.
4. Exterior roof requires maintenance (i.e. wash, treatment).
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 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.

Joseline Ramirez

Chief Code Enforcement Officer

7/27/2021

08/03/2021 09:08 AM

08/03/2021 09:08 AM

08/03/2021 09:08 AM

08/03/2021 09:08 AM

08/03/2021 09:08 AM

08/03/2021 09:08 AM

08/03/2021 09:08 AM

08/03/2021 09:08 AM

08/03/2021 09:08 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LEWIS,JOLICE H/E LEWIS,JEFFREY W 3201 SW 56 AVE APT N PEMBROKE PARK, FL 33023	5301	07/30/2020

Property Owner:	Property Description:	Certified Mail #:
LEWIS,JOLICE H/E LEWIS,JEFFREY W 3201 SW 56 AVE APT N PEMBROKE PARK, FL 33023	514230120010	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 1 BLK 1	3201 SW 56 AVE, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2020 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 (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

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

Notes/Means of Correction:

1. Two additions done without permits. Obtain permits and inspections.
2. Alterations (doors, windows) on backend storage done without permits. Obtain permits and inspections.
3. Exterior fence requires maintenance (i.e. pressure wash, minor repairs).
4. Exterior roof requires maintenance (i.e. wash, treatment).

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

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

Joseline Ramirez
Code Enforcement Officer

02/04/2020 01:21

02/04/2020 01:21

02/04/2020 01:21

02/04/2020 01:22

02/04/2020 01:22

02/04/2020 01:22

02/04/2020 01:21

02/04/2020 01:21

Case Overview

Property/Incident Information

Owner	Address	Site Address
RIKING ENTERPRISES V LLC	700 S FEDERAL HWY STE 200 BOCA RATON, FL 33432	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5302 **Date Next Inspection** 8/19/2021

Notes
1. Damaged fence (repair).
2. Graffiti (remove, paint). Complied.
3. Remove overgrown vines from fence.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/30/2020		Notice of Violation	Regular Mail
7/27/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 8/19/2021
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: 8/19/2021

7021 0350 0001 0298 1362

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

AUG 2 - 2021

Postage
$

Total Postage
$6.96

Sent To
Riking Enterprises V LLC
NOH #5302

Street and Apt.
700 S Federal HWY, STE 200

City, State, ZIP
Boca Raton, FL 33432

PS Form 3800

7021 0350 0001 0298 1379

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

AUG 2 - 2021

Postage
$

Total Postage and Fees
$ 6.96

Sent To
SG Registered Agent / NOH 5302

Street and Apt. No., or PO Box No.
200 E. Palmetto Park Rd, Ste. 103

City, State, ZIP+4®
Boca Raton, FL 33432

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

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

Hasler FIRST-CLASS MAIL
07/31/2020
US POSTAGE $000.50[0]

ZIP 33023
011D10656696

Sent To:

RIKING ENTERPRISES V LLC

700 S FEDERAL HWY STE 200
BOCA RATON, FL 33432

Case #:

5302

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 39 0010
Property Owner	RIKING ENTERPRISES V LLC	Millage	0613
Mailing Address	700 S FEDERAL HWY STE 200 BOCA RATON FL 33432	Use	28
Abbr Legal Description	PEMBROKE OAKS 177-39 B PARCEL A		

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

* 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*	$3,087,220	$26,000	$3,113,220	$2,459,540	
2020	$2,469,780	$26,000	$2,495,780	$2,235,950	$49,946.09
2019	$2,006,690	$26,000	$2,032,690	$2,032,690	$44,381.77

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,113,220	$3,113,220	$3,113,220	$3,113,220
Portability	0	0	0	0
Assessed/SOH	$2,459,540	$3,113,220	$2,459,540	$2,459,540
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	$2,459,540	$3,113,220	$2,459,540	$2,459,540

Sales History

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

Land Calculations

Price	Factor	Type
$10.00	308,722	SF
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
RIKING ENTERPRISES V LLC

Filing Information

Document Number	L11000140555
FEI/EIN Number	NONE
Date Filed	12/14/2011
State	FL
Status	ACTIVE

Principal Address

3799 West Hallandale Beach Blvd.
Pembroke Park, FL 33023

Changed: 04/23/2021

Mailing Address

3799 West Hallandale Beach Blvd.
Pembroke Park, FL 33023

Changed: 04/23/2021

Registered Agent Name & Address

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

Address Changed: 07/07/2015

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title Authorized Representative

Polizzi Neto, Waldemar

3799 W. Hallandale Beach Blvd
Pembroke Park, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/05/2019
2020	03/26/2020
2021	01/29/2021

Document Images

01/29/2021 -- ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
03/27/2017 -- ANNUAL REPORT	View image in PDF format
06/30/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
02/26/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
03/24/2014 -- ANNUAL REPORT	View image in PDF format
04/22/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
12/14/2011 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RIKING ENTERPRISE V LLC CASE NO. 5302
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RIKING ENTERPRISES V LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RIKING ENTERPRISES V LLC AT 8:54 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.

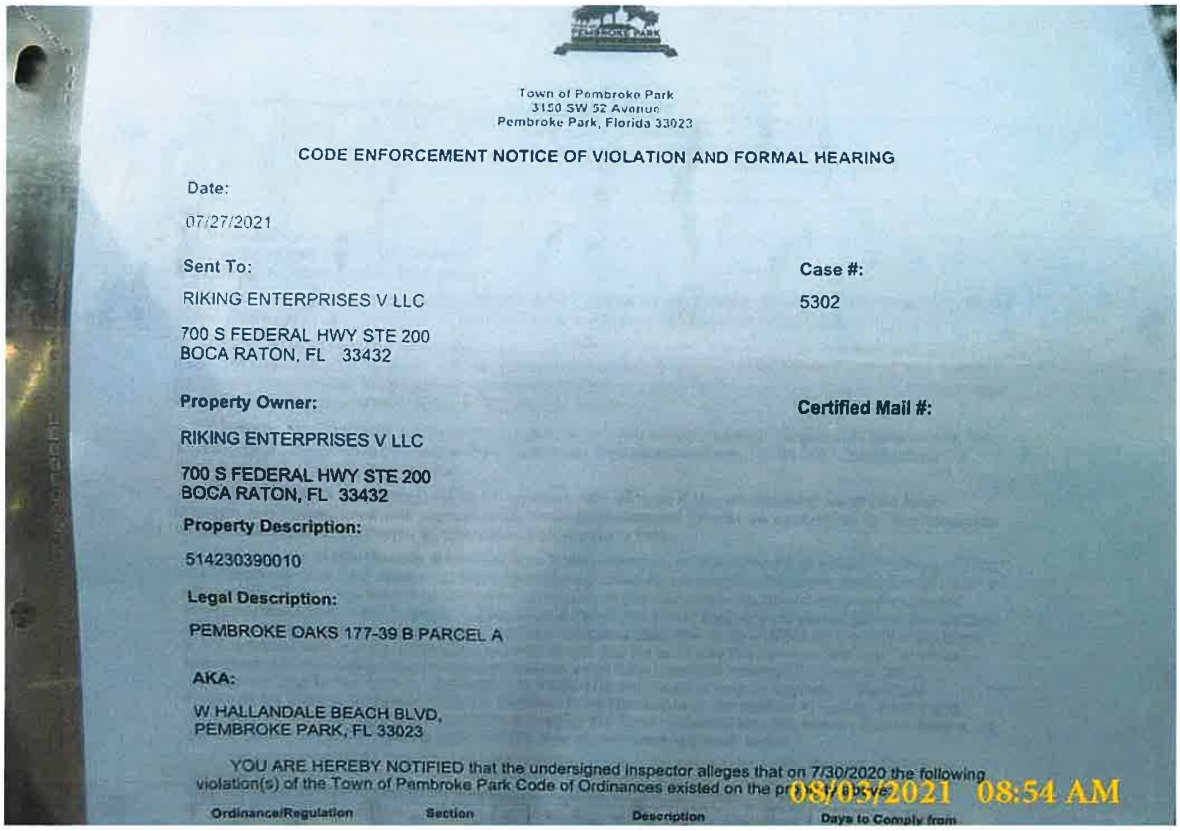
AFFIANT

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:

07/27/2021

Sent To:

RIKING ENTERPRISES V LLC

700 S FEDERAL HWY STE 200
BOCA RATON, FL 33432

Case #:

5302

Property Owner:

RIKING ENTERPRISES V LLC

700 S FEDERAL HWY STE 200
BOCA RATON, FL 33432

Certified Mail #:

Property Description:

514230390010

Legal Description:

PEMBROKE OAKS 177-39 B PARCEL A

AKA:

W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the pr

08/03/2021 08:54 AM

Ordinance/Regulation	Section	Description	Days to Comply from

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/27/2021

Sent To:

RIKING ENTERPRISES V LLC

700 S FEDERAL HWY STE 200
BOCA RATON, FL 33432

Case #:

5302

Property Owner:

RIKING ENTERPRISES V LLC

700 S FEDERAL HWY STE 200
BOCA RATON, FL 33432

Certified Mail #:

Property Description:

514230390010

Legal Description:

PEMBROKE OAKS 177-39 B PARCEL A

AKA:

W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2020 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.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	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

1. Damaged fence (repair).
2. Graffiti (remove, paint). Complied.
3. Remove overgrown vines from fence.

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.

Joseline Ramirez

Chief Code Enforcement Officer

7/27/2021

08/03/2021 08:41 AM

08/03/2021 08:53 AM

08/03/2021 08:53 AM

08/03/2021 08:54 AM

08/03/2021 08:54 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
RIKING ENTERPRISES V LLC 700 S FEDERAL HWY STE 200 BOCA RATON, FL 33432	5302	07/30/2020

Property Owner:	Property Description:	Certified Mail #:
RIKING ENTERPRISES V LLC 700 S FEDERAL HWY STE 200 BOCA RATON, FL 33432	514230390010	

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2020 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.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	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. Damaged fence (repair).
2. Graffiti (remove, paint).

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

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

Joseline Ramirez
Code Enforcement Officer

DANGER
02/04/2020 01:42

02/04/2020 01:42

02/04/2020 01:42

END
SCHOOL
ZONE
02/04/2020 01:37

END
SCHOOL
ZONE
02/04/2020 01:37

02/04/2020 01:38

02/04/2020 01:38

02/04/2020 01:40

40
02/04/2020 01:40

02/04/2020 01:41

02/04/2020 01:41

02/04/2020 01:42

POSTED
02/04/2020 01:42

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holding/Rozzco Services Repair	3182 Pembroke Rd Pembroke Park, FL 33009	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3182

Legal Description

Case Status Open **Case #** 5378 **Date Next Inspection** 8/19/2021

Notes 1. No Business Tax Receipt. Obtain Business Tax Receipt to operate.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/6/2020		Notice of Violation	Posted to Property Regular Mail
7/28/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 8/19/2021

7021 0350 0001 0298 1331

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, A

Postmark Here

AUG 2 - 2021

Pembroke Park Warehouse Holding
NOH #5378, #5379
3850 Hollywood Blvd, STE 400
Hollywood, FL 33021

7021 0350 0001 0298 1324

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

Postmark Here

AUG 2 - 2021

Pembroke Park Warehouses Holding
NOH #5378, #5379
3150 Pembroke Rd
Pembroke Park, FL 33009

7021 0350 0001 0298 1300

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 Apt.

City, State, ZIP

PS Form 3800

See Reverse for Instructions

AUG 2 - 2021

Postmark Here

Rozzco Services Repair
Pembroke Park Warehouses
NOH #5378
3182 Pembroke Road
Pembroke Park, FL 33009

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

NOV #5378

Hasler
10/08/2020
US POSTAGE $(

Sent To:

Rozzco Services Repair

3182 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5378

J OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

5376, #5377, #5378, #5379

Hasler FIRST-CLASS MAIL
10/08/2020
US POSTAGE $000.65⁰
ZIP 33023
011D10656696

Pembroke Park Warehouses
3150 Pembroke Rd
Pembroke Park, FL 33009

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

#5376, #5377, #5378, #5379

Hasler FIRST-CLASS MAIL
10/08/2020
US POSTAGE $000.65⁰
ZIP 33023
011D10656696

Pembroke Park Warehouses Holding
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021-6746

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009**	**ID #**	5142 20 00 0300
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	**Millage**	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	**Use**	48

Abbr Legal Description	20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

The 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*	$153,770	$2,892,090	$3,045,860	$924,530	
2020	$153,770	$2,674,240	$2,828,010	$840,490	$31,068.51
2019	$153,770	$2,540,240	$2,694,010	$764,090	$29,689.46

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,045,860	$3,045,860	$3,045,860	$3,045,860
Portability	0	0	0	0
Assessed/SOH	$924,530	$3,045,860	$924,530	$924,530
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$924,530	$3,045,860	$924,530	$924,530

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1992	TD*	$100	20656 / 143
8/1/1990	TD*	$100	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	76,884	SF
Adj. Bldg. S.F. (Card, Sketch)		38550
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

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

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

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

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

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

Annual Reports

Report Year	Filed Date
2019	03/18/2019

2020	05/03/2020
2021	03/30/2021

Document Images

03/30/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
04/19/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
03/31/2004 -- ANNUAL REPORT	View image in PDF format
03/05/2003 -- ANNUAL REPORT	View image in PDF format
05/02/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2001 -- ANNUAL REPORT	View image in PDF format
04/28/2000 -- ANNUAL REPORT	View image in PDF format
04/02/1999 -- ANNUAL REPORT	View image in PDF format
04/24/1998 -- ANNUAL REPORT	View image in PDF format
04/21/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING
ROZZCO SERVICES REPAIR CASE NO. 5378
Respondent

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

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING/ROZZCO SERVICES REPAIR
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3182 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/ROZZCO SERVICES REPAIR AT 11:38 A.M. ON THE 2 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.

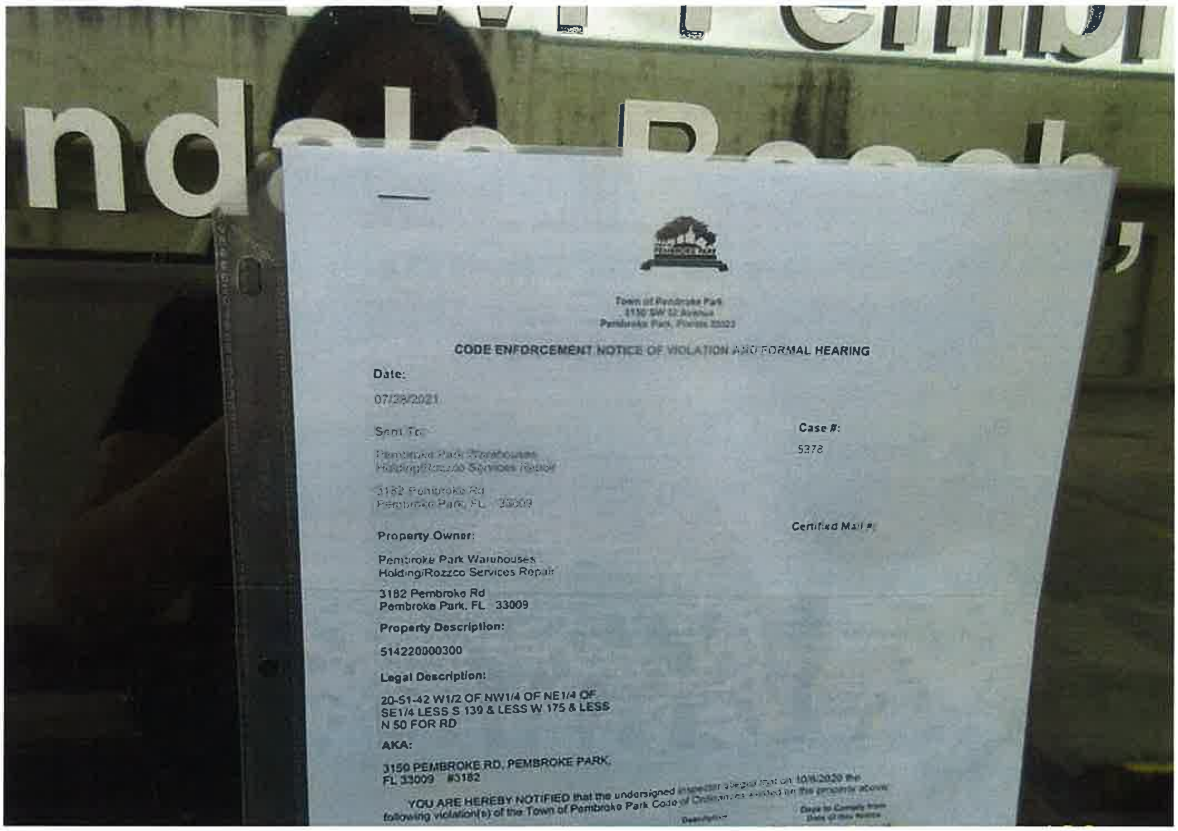
AFFIANT

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

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/28/2021

Sent To:

Pembroke Park Warehouses
Holding/Rozzco Services Repair

3182 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5378

Certified Mail #:

Property Owner:

Pembroke Park Warehouses
Holding/Rozzco Services Repair

3182 Pembroke Rd
Pembroke Park, FL 33009

Property Description:

514220000300

Legal Description:

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

AKA:

3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3182

YOU ARE HEREBY NOTIFIED that the undersigned inspector observed that on 10/8/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Description

Days to Comply from Date of this Notice

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/28/2021

Sent To:

Pembroke Park Warehouses
Holding/Rozzco Services Repair

3182 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5378

Property Owner:

Pembroke Park Warehouses
Holding/Rozzco Services Repair

3182 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000300

Legal Description:

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

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3182

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

1. No Business Tax Receipt. Obtain Business Tax Receipt 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 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.

Joseline Ramirez

Chief Code Enforcement Officer

7/28/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Rozzco Services Repair 3182 Pembroke Rd Pembroke Park, FL 33009	5378	10/06/2020

Property Owner:	Property Description:	Certified Mail #:
Rozzco Services Repair 3182 Pembroke Rd Pembroke Park, FL 33009	514220000300	

Legal Description:	AKA:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

Notes/Means of Correction:

1. No Business Tax Receipt. Obtain Business Tax Receipt to operate.

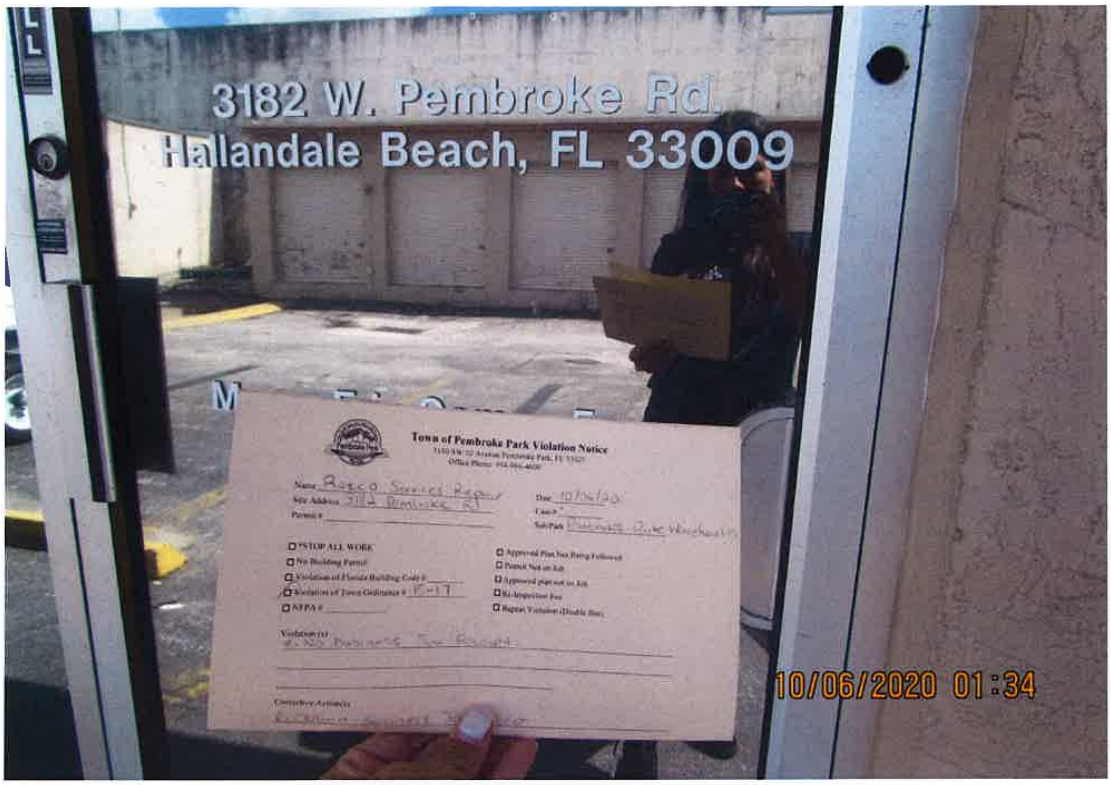
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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.

Joseline Ramirez
Code Enforcement Officer

10/06/2020 01:20

10/06/2020 01:31


3182 W. Pembroke Rd.
Hallandale Beach, FL 33009
Town of Pembroke Park Violation Notice
STOP ALL WORK
10/06/2020 01:34

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holding/L-M South Services, Inc.	3188 Pembroke Rd Pembroke Park, FL 33009	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3186-3188 Pembroke Rd

Legal Description

Case Status Open **Case #** 5379 **Date Next Inspection** 8/19/2021

Notes
1. No Business Tax Receipt for 3186 Pembroke Rd.
2. Unpermitted removal of fire rated wall. Obtain permit and inspections.
3. Unpermitted tenant buildout. Obtain permit and inspections.
4. Unpermitted electrical and a/c units. Obtain permit and inspections.
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/6/2020		Notice of Violation	Hand Regular Mail
7/28/2021	8/19/2021	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: 8/19/2021
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: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 8/19/2021

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: 8/19/2021

7021 0350 0001 0298 1331

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$

Sent To

Street and Apt. No.

City, State, ZIP+4®

Postmark Here
AUG 2 - 2021

Pembroke Park Warehouse Holding
NOH #5378, #5379
3850 Hollywood Blvd, STE 400
Hollywood, FL 33021

PS Form 3800, A

7021 0350 0001 0298 1324

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

Postmark Here
AUG 2 - 2021

Pembroke Park Warehouses Holding
NOH #5378, #5379
3150 Pembroke Rd
Pembroke Park, FL 33009

PS Form 3800, A

7021 0350 0001 0298 1317

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
$ 6.96

Sent To

Street and Apt. N

City, State, ZIP+

AUG 2 - 2021
Postmark Here

L-M South Services, Inc.
Pembroke Park Warehouse Holding
NOH#5379
3188 Pembroke Road
Pembroke Park, FL 33009

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

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
5376, #5377, # 5378, # 5379

Hasler
10/08/2020
US POSTAGE $000.65⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

Pembroke Park Warehouses
3150 Pembroke Rd
Pembroke Park, FL 33009

OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
#5376, #5377, # 5378, # 5379

Hasler
10/08/2020
US POSTAGE $000.65⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

Pembroke Park Warehouses Holding
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021-6746

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5379

Hasler
10/08/2020
US POSTAGE $0
F
01

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING /L-M South Services, Inc.

3188 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5379

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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

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

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

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

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

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

Annual Reports

Report Year	Filed Date
2019	03/18/2019

2020	05/03/2020
2021	03/30/2021

Document Images

03/30/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
04/19/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
03/31/2004 -- ANNUAL REPORT	View image in PDF format
03/05/2003 -- ANNUAL REPORT	View image in PDF format
05/02/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2001 -- ANNUAL REPORT	View image in PDF format
04/28/2000 -- ANNUAL REPORT	View image in PDF format
04/02/1999 -- ANNUAL REPORT	View image in PDF format
04/24/1998 -- ANNUAL REPORT	View image in PDF format
04/21/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0300
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48

Abbr Legal Description	20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

The 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*	$153,770	$2,892,090	$3,045,860	$924,530	
2020	$153,770	$2,674,240	$2,828,010	$840,490	$31,068.51
2019	$153,770	$2,540,240	$2,694,010	$764,090	$29,689.46

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,045,860	$3,045,860	$3,045,860	$3,045,860
Portability	0	0	0	0
Assessed/SOH	$924,530	$3,045,860	$924,530	$924,530
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$924,530	$3,045,860	$924,530	$924,530

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1992	TD*	$100	20656 / 143
8/1/1990	TD*	$100	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	76,884	SF
Adj. Bldg. S.F. (Card, Sketch)		38550
Eff./Act. Year Built: 1969/1968		

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.)

)

PEMBROKE PARK WAREHOUSES HOLDING
L-M SOUTH SERVICES, INC. CASE NO. 5379
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING/L-M SOUTH SERVICES, INC.
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3188 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/L-M SOUTH SERVICES, INC. AT 11:36 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.

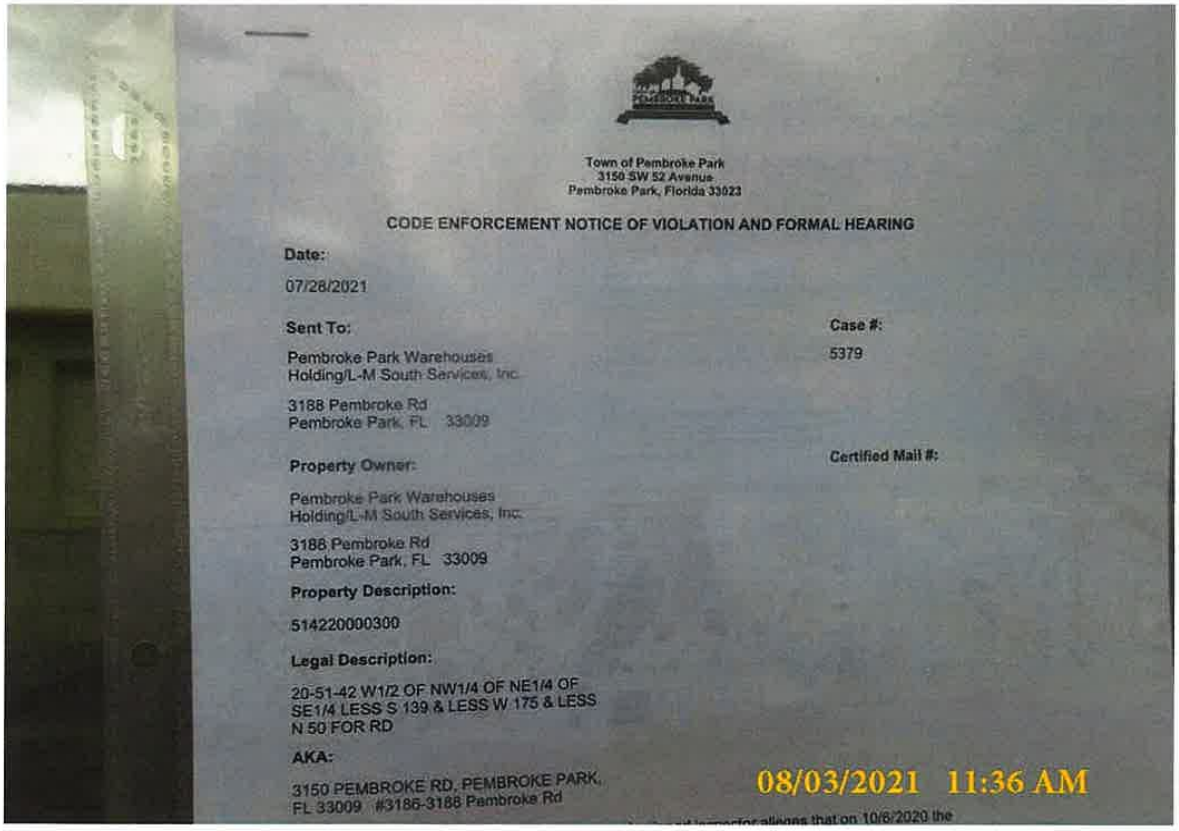
AFFIANT

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:

07/28/2021

Sent To:

Pembroke Park Warehouses
Holding/L-M South Services, Inc.

3188 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5379

Property Owner:

Pembroke Park Warehouses
Holding/L-M South Services, Inc.

3188 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000300

Legal Description:

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

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3186-3188 Pembroke Rd

08/03/2021 11:36 AM

that on 10/8/2020 the

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/28/2021

Sent To:

Pembroke Park Warehouses
Holding/L-M South Services, Inc.

3188 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5379

Property Owner:

Pembroke Park Warehouses
Holding/L-M South Services, Inc.

3188 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000300

Legal Description:

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

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3186-3188 Pembroke Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

1. No Business Tax Receipt for 3186 Pembroke Rd.
2. Unpermitted removal of fire rated wall. Obtain permit and inspections.
3. Unpermitted tenant buildout. Obtain permit and inspections.
4. Unpermitted electrical and a/c units. Obtain 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 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.

Joseline Ramirez

Chief Code Enforcement Officer

7/28/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING /L-M South Services, Inc. 3188 Pembroke Rd Pembroke Park, FL 33009	5379	10/06/2020

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING /L-M South Services, Inc. 3188 Pembroke Rd Pembroke Park, FL 33009	514220000300	

Legal Description:	**AKA:**
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3186-3188 Pembroke Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Notes/Means of Correction:

1. No Business Tax Receipt for 3186 Pembroke Rd.
2. Unpermitted removal of fire rated wall. Obtain permit and inspections.
3. Unpermitted tenant buildout. Obtain permit and inspections.
4. Unpermitted electrical and a/c units. Obtain permit and inspections.
5. Double permit fee assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

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

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING /L-M South Services, Inc. 3188 Pembroke Rd Pembroke Park, FL 33009	5379	10/6/2020 12:00:00 AM

Property Owner:	**Property Description:**
PEMBROKE PARK WAREHOUSES HOLDING /L-M South Services, Inc. 3188 Pembroke Rd Pembroke Park, FL 33009	514220000300

Legal Description:	**AKA:**
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3186-3188 Pembroke Rd

Mailing Purposes Only

Town of Pembroke Park Violation Notice

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

Pembroke Park Warehouses

Name L-M South Services, Inc. Date 10/06/20
Site Address 3188 Pembroke Rd Case # _____
Permit # 3186 Pembroke Rd Sub/Park Pembroke Park Warehouses

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 15-17
- ☐ NFPA # _____

5-105
5-2(a)(b)

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

Violation (s)

1. No Business Tax Receipt (3186 Pembroke Rd)
2. Unpermitted removal of fire rated wall.
3. Tenant Build out verify permits.
4. Verify A/C permit.

Corrective Action(s)

1. Obtain Business Tax Receipt.
2. Obtain permit and inspections.
3/4. Obtain permit and inspections

- ☒ Structural
- ☒ Code Enf.
- ☐ Plumbing
- ☐ Zoning
- ☒ Mechanical
- ☒ Business Tax Receipt
- ☒ Electrical
- ☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30 days

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

- ☒ Code Enforcement Ext.215
- ☒ Building Dept. Ext. 211/227
- ☒ Business Tax Receipt Ext. 214
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer
954-551-7147
jramirez@ppfl.gov

Received by

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

3186
3188
10/06/2020 01:20

10/06/2020 01:04
MARTSHOP II

10/06/2020 01:05

10/06/2020 01:05

10/06/2020 01:05

10/06/2020 01:05

10/06/2020 01:05

10/06/2020 01:05

10/06/2020 01:05

10/06/2020 01:05

10/06/2020 01:06

10/06/2020 01:06

10/06/2020 01:06

10/06/2020 01:07

10/06/2020 01:07

10/06/2020 01:08

10/06/2020 01:09

10/06/2020 01:09

Case Overview

Property/Incident Information

Owner	Address	Site Address
3221 LLC /Current Tenant	3221 SW 56 Avenue Pembroke Park, FL 33023	3221 SW 56 AVE, PEMBROKE PARK, FL 33023 1-2 #Unit 1 & 2

Legal Description

Case Status Open **Case #** 5447 **Date Next Inspection** 8/19/2021

Notes
1. Installed new chain-link fence without a permit. Obtain permit and inspections. Permit in process, inspections are pending to be completed.
2. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/18/2020		Notice of Violation	Regular Mail
8/2/2021	8/19/2021	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: 8/19/2021
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: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 8/19/2021

7021 0350 0001 0298 1386

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+

3221 LLC
NOH #5299, 5447
1531 54 ST
Brooklyn, NY 11219

Postmark Here
AUG 2 - 2021
WEST HOLLYWOOD HILLS

PS Form 3800,

7021 0350 0001 0298 1393

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

3221 LLC
NOH #5299, 5447
3221 SW 56 AVE, Unit 1
Pembroke Park, FL 33023

Postmark Here
AUG 2 - 2021
WEST HOLLYWOOD HILLS

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:

3221 LLC
NOH #5299, 5447
3221 SW 56 AVE, Unit 1
Pembroke Park, FL 33023

9590 9402 6610 1028 6993 38

7021 0350 0001 0298 1393

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
8-4

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 Dept.

OF PEMBROKE PARK

AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV# 5447

Hasler FIRST-CLASS MAIL
11/18/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

3221 LLC
1531 54 Street
Brooklyn, NY 11219

Code Dept

OF PEMBROKE PARK

AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5447

Hasler FIRST-CLASS MAIL
11/18/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

3221 LLC /Current Tenant

3221 SW 56 Avenue
Pembroke Park, FL 33023

Property Owner:

5447

Property

Code Dept.

TOWN OF PEMBROKE PARK

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

NOV # 5447

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

Sent To:

3221 LLC /Current Tenant

3221 SW 56 Avenue , Unit 2
Pembroke Park, FL 33023

Case #:

5447

Code Dept.

TOWN OF PEMBROKE PARK

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

NOV # 5447

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

Sent To:

3221 LLC /Current Tenant

3221 SW 56 Avenue , Unit 1
Pembroke Park, FL 33023

Case #:

5447

Property Owner:

Property D

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3221 SW 56 AVENUE #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0080
Property Owner	3221 LLC	Millage	0613
Mailing Address	1531 54 ST BROOKLYN NY 11219	Use	08

Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 8 BLK 1

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$13,920	$192,000	$205,920	$145,840	
2020	$13,920	$163,390	$177,310	$132,590	$3,152.44
2019	$13,920	$140,230	$154,150	$120,540	$2,858.39

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$205,920	$205,920	$205,920	$205,920
Portability	0	0	0	0
Assessed/SOH	$145,840	$205,920	$145,840	$145,840
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	$145,840	$205,920	$145,840	$145,840

Sales History

Date	Type	Price	Book/Page or CIN
1/3/2011	SWD-E	$71,500	**47684 / 1511**
4/21/2009	CET-T	$100	**46166 / 1868**
9/27/2001	WD	$92,900	**32228 / 1655**
8/20/1998	QCD	$100	**28902 / 1665**
12/5/1995	WD	$70,000	**24226 / 956**

Land Calculations

Price	Factor	Type
$2.00	6,962	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units/Beds/Baths		2/4/2
Eff./Act. Year Built: 1961/1960		

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
3221 LLC

Filing Information

Document Number	L10000130756
FEI/EIN Number	N/A
Date Filed	12/23/2010
Effective Date	12/24/2010
State	FL
Status	ACTIVE

Principal Address

1531 54 STREET C/O GEORGE LICHTENSTEIN
BROOKLYN, NY 11219

Mailing Address

1531 54 STREET C/O GEORGE LICHTENSTEIN
BROOKLYN, NY 11219

Registered Agent Name & Address

BONNARDEL, KENNETH
16375 NE 18 AVE.
N. MIAMI BEACH, FL 33162

Authorized Person(s) Detail

Name & Address

Title MGRM

LICHTENSTEIN, GEORGE
1531 54 STREET
BROOKLYN, NY 11219

Annual Reports

Report Year	Filed Date
2019	01/27/2019
2020	01/19/2020
2021	01/15/2021

Document Images

01/15/2021 – ANNUAL REPORT View image in PDF format

01/19/2020 -- ANNUAL REPORT	View image in PDF format
01/27/2019 -- ANNUAL REPORT	View image in PDF format
01/10/2018 -- ANNUAL REPORT	View image in PDF format
01/22/2017 -- ANNUAL REPORT	View image in PDF format
01/23/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
01/19/2012 -- ANNUAL REPORT	View image in PDF format
02/02/2011 -- ANNUAL REPORT	View image in PDF format
12/23/2010 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3221 LLC CASE NO. 5447

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3221 LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3221 SW 56 AVENUE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3221 LLC AT 9:01 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.

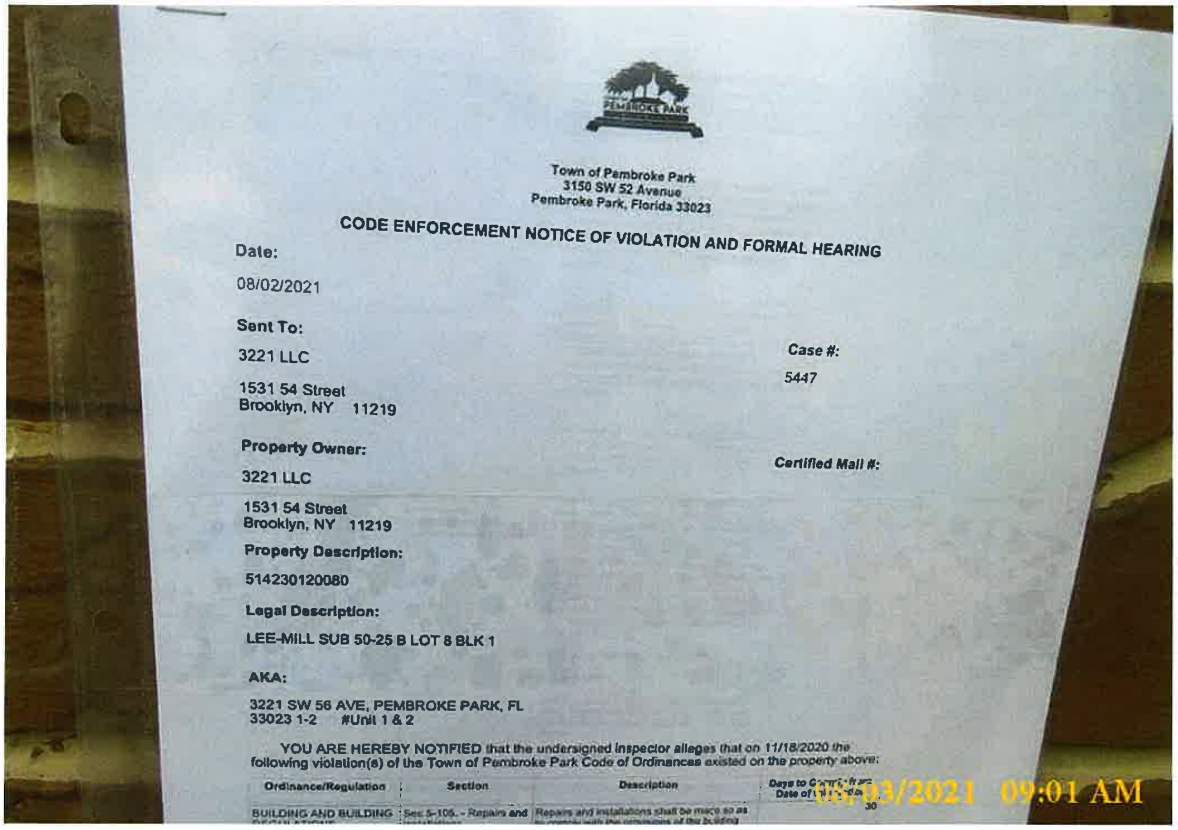
AFFIANT

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

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/02/2021

Sent To:

3221 LLC

1531 54 Street
Brooklyn, NY 11219

Case #:

5447

Property Owner:

3221 LLC

1531 54 Street
Brooklyn, NY 11219

Certified Mail #:

Property Description:

514230120080

Legal Description:

LEE-MILL SUB 50-25 B LOT 8 BLK 1

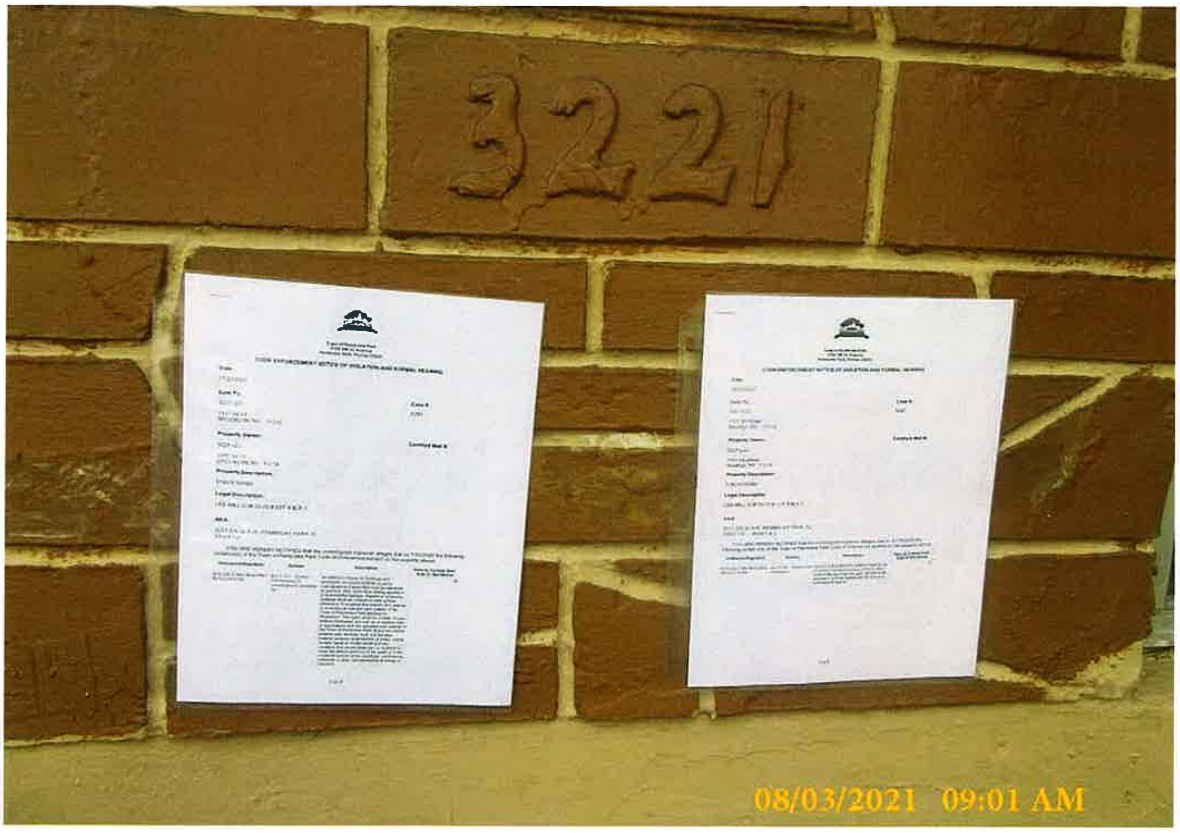
AKA:

3221 SW 56 AVE, PEMBROKE PARK, FL
33023 1-2 #Unit 1 & 2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of Notice
BUILDING AND BUILDING	Sec 5-105. - Repairs and	Repairs and installations shall be made so as	30

08/03/2021 09:01 AM



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/02/2021

Sent To:

3221 LLC

1531 54 Street
Brooklyn, NY 11219

Case #:

5447

Property Owner:

3221 LLC

1531 54 Street
Brooklyn, NY 11219

Certified Mail #:

Property Description:

514230120080

Legal Description:

LEE-MILL SUB 50-25 B LOT 8 BLK 1

AKA:

3221 SW 56 AVE, PEMBROKE PARK, FL
33023 1-2 #Unit 1 & 2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

1. Installed new chain-link fence without a permit. Obtain permit and inspections. Permit in process, inspections are pending to be completed.
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 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.

Joseline Ramirez

Chief Code Enforcement Officer

8/2/2021

08/03/2021 09:01 AM

08/03/2021 09:01 AM

WM
08/03/2021 09:01 AM

08/03/2021 09:01 AM

08/03/2021 09:01 AM

08/03/2021 09:01 AM

08/03/2021 09:01 AM

08/03/2021 09:01 AM

08/03/2021 09:01 AM

08/03/2021 09:01 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
3221 LLC /Current Tenant 3221 SW 56 Avenue Pembroke Park, FL 33023	5447	11/18/2020

Property Owner:	Property Description:	Certified Mail #:
3221 LLC /Current Tenant 3221 SW 56 Avenue Pembroke Park, FL 33023	514230120080	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 8 BLK 1	3221 SW 56 AVE, PEMBROKE PARK, FL 33023 1-2 #Unit 2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

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

Notes/Means of Correction:

1. Installed new chain-link fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

11/18/2020 18:13

11/18/2020 18:13

11/18/2020 18:13

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC	3707 SW 56 AVE PEMBROKE PARK, FL 33023	3707 SW 56 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5479 **Date Next Inspection** 8/19/2021

Notes

1. Damaged street signs (repair).
2. Damaged light fixture (repair).
3. Dead palm tree (remove/re-plant).
4. Exterior walls require maintenance (i.e. pressure wash, paint).
5. Remove bulk trash on swale.
6. Trim overgrown trees/hedges along the fence line. Trees are touching power lines.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/30/2020		Courtesy Notice	Regular Mail
12/11/2020		Notice of Violation	Regular Mail
7/28/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 8/19/2021

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: 8/19/2021

7021 0350 0001 0298 1355

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 6.96

Sent To
Larry D Banard Sr.
NOH #5479

Street and Apt. No
6007 Sandhill Crane Drive

City, State, ZIP+4
Green Acres, FL 33415

Postmark Here
AUG 2 - 2021

PS Form 3800,

7021 0350 0001 0298 1348

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage ar
$ 6.96

Sent To
Pembroke Park Church of Christ of Broward County Inc.
NOH #5479

Street and Apt. N
3404 SW 56 AVE

City, State, ZIP+
Pembroke Park, FL 33023

Postmark Here
AUG 2 - 2021

PS Form 3800,

Code Dept.

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5479

Hasler FIRST-CLASS MAIL
12/11/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Case:

PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD COUNTY
INC

3707 SW 56 AVE
PEMBROKE PARK, FL 33023

5479

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

NOV #5291

Hasler FIRST-CLASS MAIL
07/31/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:

PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC

3707 SW 56 AVE

Case #:

5291

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3707 SW 56 AVENUE, PEMBROKE PARK FL 33023-6830	ID #	5142 30 13 0030
Property Owner	PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC	Millage	0613
Mailing Address	3707 SW 56 AVE PEMBROKE PARK FL 33023-6830	Use	71

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 3 & 4 LESS POR DESC IN OR 24174/613 & OR 31352/1976 FOR R/W

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

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

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,461,700	$963,310	$2,425,010	$2,064,960	
2020	$912,580	$964,660	$1,877,240	$1,877,240	
2019	$912,580	$964,660	$1,877,240	$1,877,240	

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,425,010	$2,425,010	$2,425,010	$2,425,010
Portability	0	0	0	0
Assessed/SOH	$2,064,960	$2,425,010	$2,064,960	$2,064,960
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 30	$2,064,960	$2,425,010	$2,064,960	$2,064,960
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
2/20/1998	QCD	$60,000	27882 / 364
7/1/1994	WD	$165,000	22412 / 734

Land Calculations

Price	Factor	Type
$8.00	182,712	SF
Adj. Bldg. S.F. (Card, Sketch)		10828
Eff./Act. Year Built: 1994/1955		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Not For Profit Corporation
PEMBROKE PARK CHURCH OF CHRIST, BROWARD COUNTY, INC.

Filing Information

Document Number	N93000000825
FEI/EIN Number	65-0394118
Date Filed	03/12/1993
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/22/2020

Principal Address

3707 S.W. 56 AVE.
PEMBROKE PARK, FL 33023

Mailing Address

3707 S.W. 56 AVE.
PEMBROKE PARK, FL 33023

Registered Agent Name & Address

BARNARD, LARRY D, Sr.
6007 Sandhill Crane Drive
Greenacres, FL 33415

Name Changed: 04/19/2016

Address Changed: 07/15/2018

Officer/Director Detail

Name & Address

Title P/D

FINCH, ROY
17201 N.W. 41ST AVE.
MIAMI, FL 33055

Title VP/D

WILLIAMS, HERBERT
2940 N.W. 174TH ST.
MIAMI, FL 33056

MIAMI, FL 33056

Title S/D

JOHNSON, JASPER
3420 SW 147 AVE
MIRAMAR, FL 33027

Title T/D

BARNARD, LARRY D, SR.
6007 Sandhill Crane Drive
Greenacres, FL 33415

Title D

ALEXANDER, LC
3800 NW 175 STREET
Miami Gardens, FL 33055

Annual Reports

Report Year	Filed Date
2019	03/22/2020
2020	03/22/2020
2021	02/08/2021

Document Images

02/08/2021 -- ANNUAL REPORT	View image in PDF format
03/22/2020 -- REINSTATEMENT	View image in PDF format
07/15/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- Restated Articles	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
03/29/2014 -- ANNUAL REPORT	View image in PDF format
03/25/2013 -- ANNUAL REPORT	View image in PDF format
03/16/2012 -- ANNUAL REPORT	View image in PDF format
04/12/2011 -- ANNUAL REPORT	View image in PDF format
03/03/2010 -- ANNUAL REPORT	View image in PDF format
03/05/2009 -- Amendment	View image in PDF format
02/07/2009 -- ANNUAL REPORT	View image in PDF format
03/13/2008 -- ANNUAL REPORT	View image in PDF format
02/27/2007 -- ANNUAL REPORT	View image in PDF format
04/18/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format
08/25/2003 -- Amendment	View image in PDF format
02/26/2003 -- ANNUAL REPORT	View image in PDF format
04/02/2002 -- ANNUAL REPORT	View image in PDF format
02/10/2001 -- ANNUAL REPORT	View image in PDF format

02/19/2001 -- ANNUAL REPORT	View image in PDF format
07/17/2000 -- ANNUAL REPORT	View image in PDF format
10/12/1999 -- ANNUAL REPORT	View image in PDF format
03/16/1998 -- ANNUAL REPORT	View image in PDF format
03/19/1997 -- ANNUAL REPORT	View image in PDF format
02/27/1996 -- ANNUAL REPORT	View image in PDF format
04/07/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD COUNTY INC. CASE NO. 5479
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROK PARK CHURCH OF CHRIST OF BROWARD COUNTY INC.
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3707 SW 56 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROK PARK CHURCH OF CHRIST OF BROWARD COUNTY INC. AT 08:41 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.

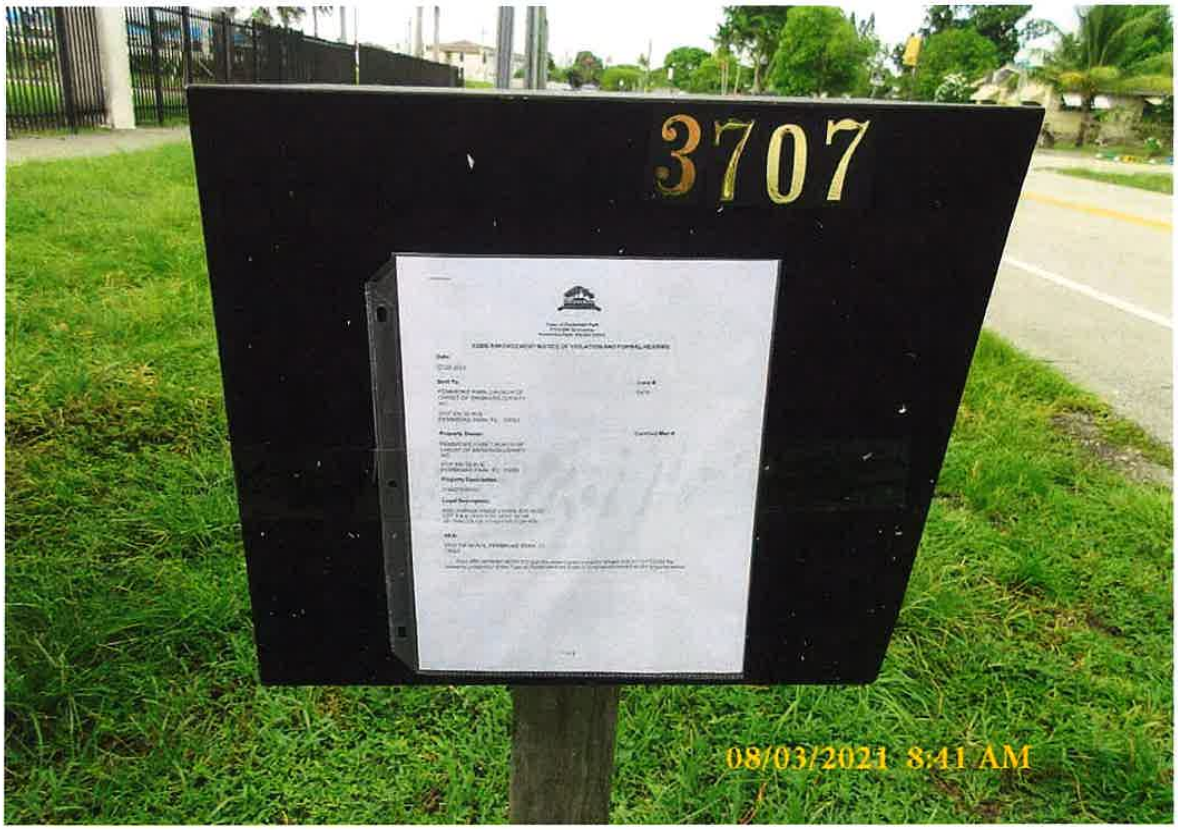
AFFIANT

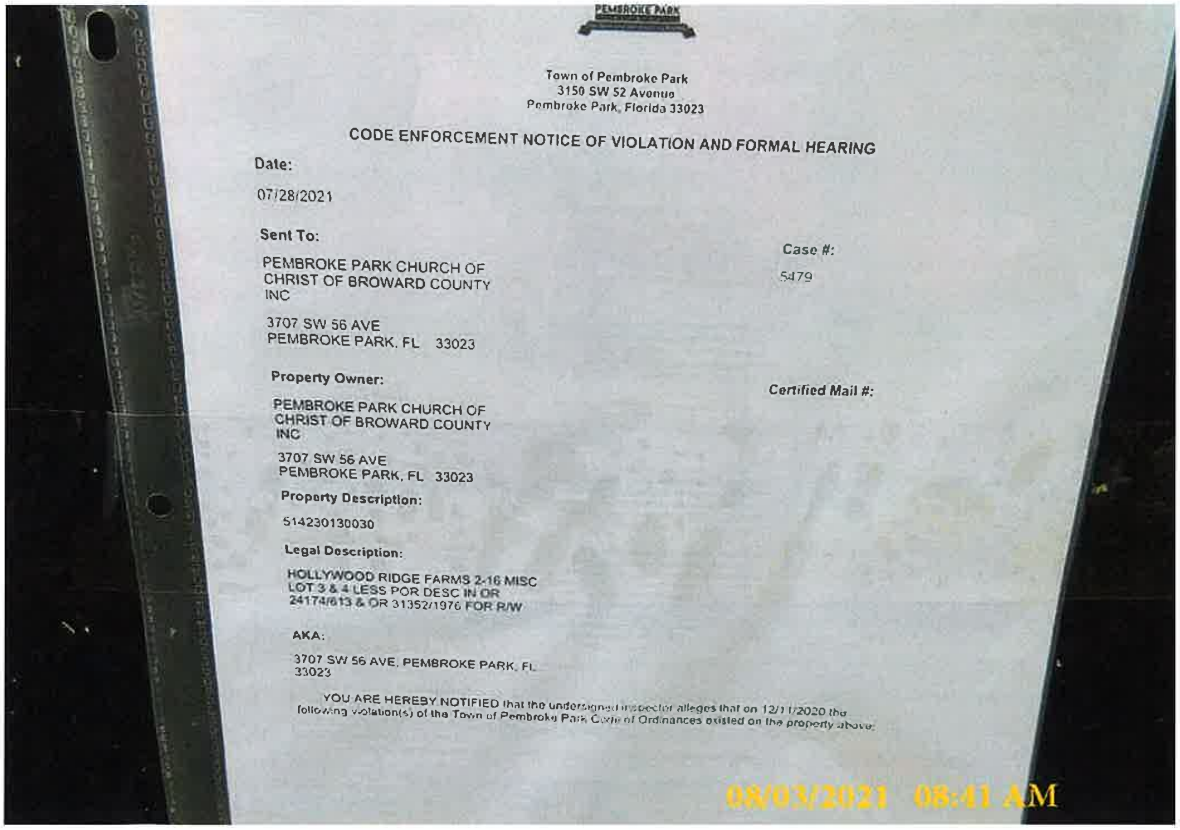
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of 8, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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.





PEMBROKE PARK

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/28/2021

Sent To:

PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC

3707 SW 56 AVE
PEMBROKE PARK, FL 33023

Case #:

5479

Property Owner:

PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC

3707 SW 56 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230130030

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 3 & 4 LESS POR DESC IN OR 24174/613 & OR 31352/1976 FOR R/W

AKA:

3707 SW 56 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/11/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

08/03/2021 08:41 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/28/2021

Sent To:

PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD COUNTY
INC

3707 SW 56 AVE
PEMBROKE PARK, FL 33023

Case #:

5479

Property Owner:

PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD COUNTY
INC

3707 SW 56 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230130030

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 3 & 4 LESS POR DESC IN OR
24174/613 & OR 31352/1976 FOR R/W

AKA:

3707 SW 56 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/11/2020 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 (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	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. - 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
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

1. Damaged street signs (repair).
2. Damaged light fixture (repair).
3. Dead palm tree (remove/re-plant).
4. Exterior walls require maintenance (i.e. pressure wash, paint).
5. Remove bulk trash on swale.
6. Trim overgrown trees/hedges along the fence line. Trees are touching power lines.

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.

Joseline Ramirez

Chief Code Enforcement Officer

7/28/2021

08/03/2021 08:41 AM

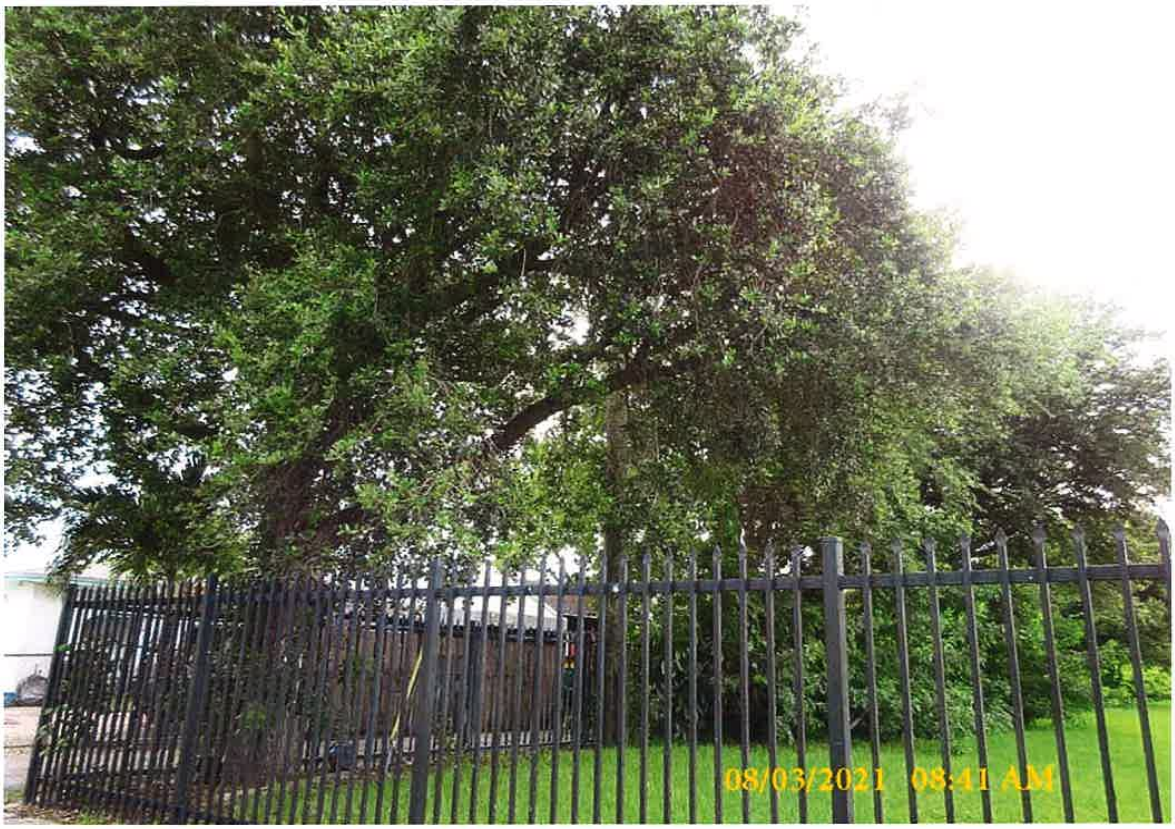
08/03/2021 08:41 AM

08/03/2021 08:41 AM

ENTER
08/03/2021 08:41 AM

ENTER
08/03/2021 08:41 AM

3707
08/03/2021 08:41 AM


08/03/2021 08:41 AM

08/03/2021 08:41 AM

08/03/2021 08:41 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC 3707 SW 56 AVE PEMBROKE PARK, FL 33023	5479	12/11/2020

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC 3707 SW 56 AVE PEMBROKE PARK, FL 33023	514230130030	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 3 & 4 LESS POR DESC IN OR 24174/613 & OR 31352/1976 FOR R/W	3707 SW 56 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/11/2020 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 (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	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. - 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
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

Notes/Means of Correction:

1. Damaged street signs (repair).
2. Damaged light fixture (repair).
3. Dead palm tree (remove/re-plant).
4. Exterior walls require maintenance (i.e. pressure wash, paint).
5. Remove bulk trash on swale.
6. Trim overgrown trees/hedges along the fence line. Trees are touching power lines.

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

12/04/2020 17:48

Church of Christ
WEDNESDAY
Bible Study • 7:30pm
SUNDAY SERVICES
Bible Study • 8am
Morning • 10am
Evening • 6pm
PembrokeParkCOC.com
12/04/2020 17:48

3707
12/04/2020 17:48

12/04/2020 17:57

12/04/2020 17:45

12/04/2020 17:46

12/04/2020 17:46

12/04/2020 17:46

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

WARNING NOTICE

Sent To:	Case #:	Date:
PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC 3707 SW 56 AVE PEMBROKE PARK, FL 33023	5291	07/30/2020

Property Owner:	Property Description:
PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC 3707 SW 56 AVE PEMBROKE PARK, FL 33023	514230130030

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 3 & 4 LESS POR DESC IN OR 24174/613 & OR 31352/1976 FOR R/W	3707 SW 56 AVE, PEMBROKE PARK, FL 33023

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.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	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. - 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
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	30

Notes/Means of Correction:

1. Damaged street signs (repair).
2. Damaged light fixture (repair).
3. Dead palm tree (remove/re-plant).
4. Exterior walls require maintenance (i.e. pressure wash, paint).
5. Prohibited flagpole signs (remove).

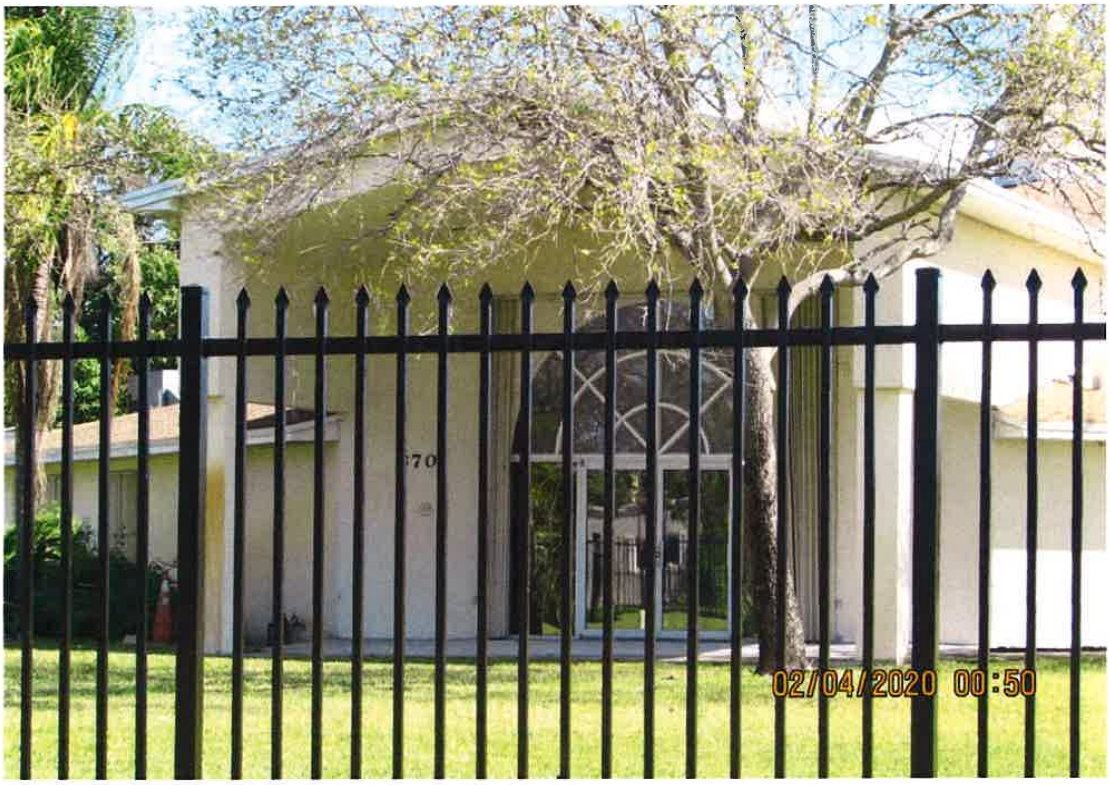
The Town of Pembroke Park has adopted a Code Enforcement Board procedure pursuant to the provisions contained in Chapter 7, Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes. Therefore, if the referenced violations are corrected within the time specified, you must contact the 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.**

Joseline Ramirez

Code Enforcement Officer

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


02/04/2020 00:50

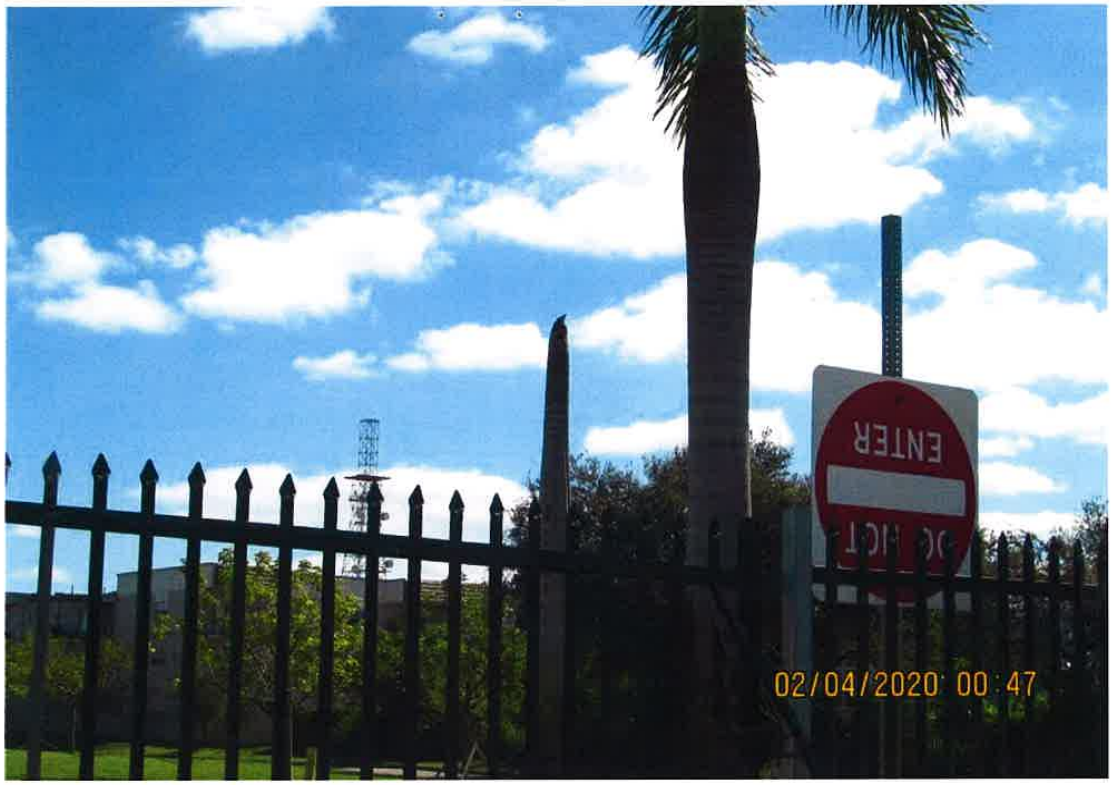
02/04/2020 00:50

02/04/2020 00:46

02/04/2020 00:46

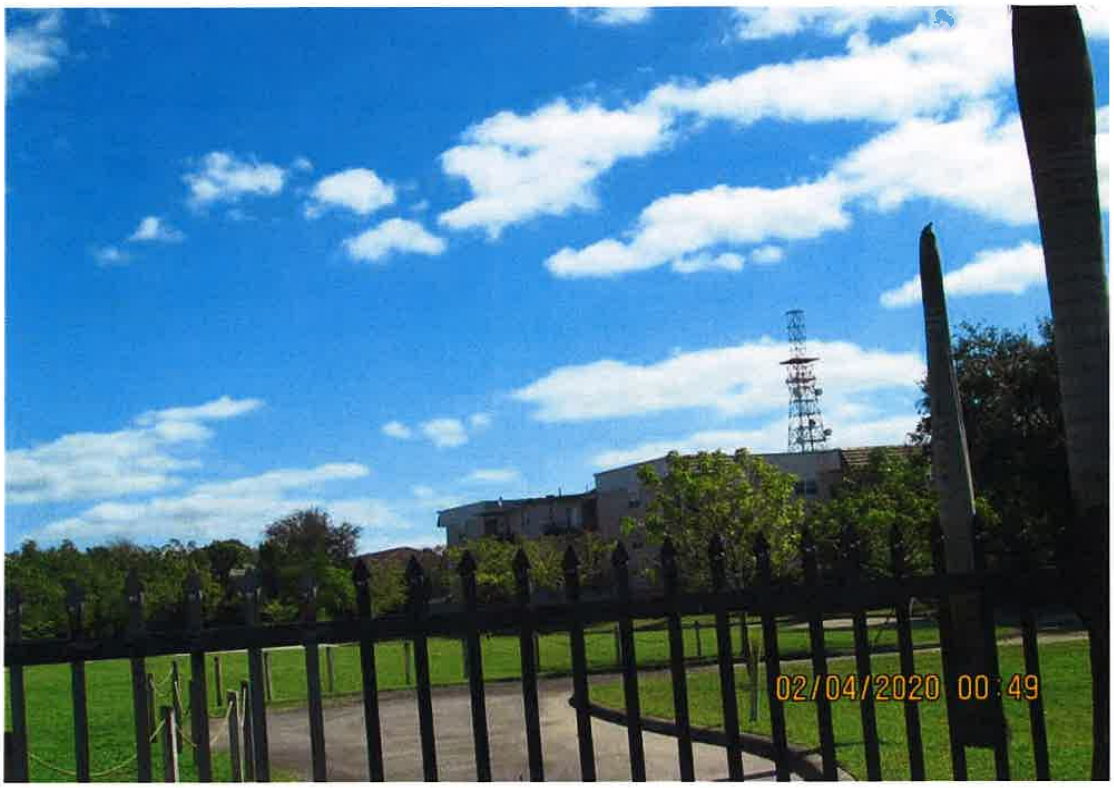
NO
02/04/2020 00:47

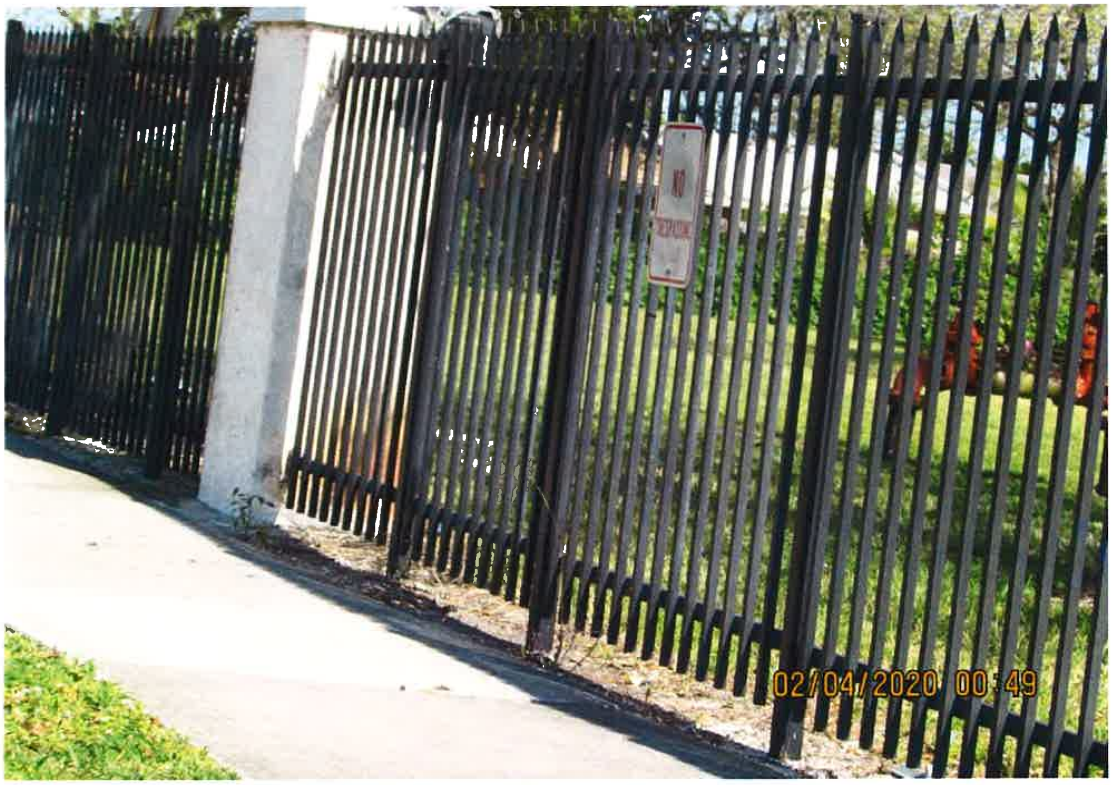
ENTER
DO NOT
02/04/2020 00:47


ENTER
DO NOT
02/04/2020 00:47

02/04/2020 00:48

02/04/2020 00:48


02/04/2020 00:49


02/04/2020 00:49

02/04/2020 00:50

Case Overview

Property/Incident Information

Owner	Address	Site Address
Ismael Lopez	129 Janis Blvd Pembroke Park , FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #129 Janis Blvd

Legal Description

Case Status Open **Case #** 5827 **Date Next Inspection** 8/19/2021

Notes

1. Installed dry wall without a permit. Obtain plans, permit and inspections.
2. Demolished interior walls and subfloors. Obtain plans, permit and inspections.
3. Continued repairing unpermitted deck. Obtain plans, permit and inspections.
4. Prohibited outdoor storage (construction materials and miscellaneous items). Remove all materials with the exception of patio furniture.
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/5/2021		Notice of Violation	Hand Regular Mail
7/29/2021	8/19/2021	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: 8/19/2021
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: 8/19/2021
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: 8/19/2021

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: 8/19/2021
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: 8/19/2021

7021 0350 0001 0298 1287

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here
AUG 2 - 2021

Postage
$ 1.60

Total Postage and
$ 8.56

Sent To Riverstone Communities, LLC
NOH #5109, #5110 #5111, #5112,
#5113 #5827

Street and Apt. No. 6400 Telegraph Road, Suite 2000

City, State, ZIP+4 Bloomfield Township, MI 48301

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

7021 0350 0001 0298 1294

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here
AUG 2 - 2021

Postage
$ 1.00

Total Postage and
$ 8.56

Sent To Lakeshore Mobile Home Park
NOH #5109, #5110 #5111, #5112,
#5113 #5827

Street and Apt. No. 2701 S Park Rd

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

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

7021 0350 0001 0298 1263

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here
AUG 2 - 2021

Postage
$ 0.71

Total Postage and
$ 7.69

Sent To Ismael Lopez
NOH #5113, #5827

Street and Apt. No. 129 Janis Blvd

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

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Riverstone Communities, LLC
NOH #5109, #5110 #5111, #5112,
#5113 #5827
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

9590 9402 6610 1028 6992 22

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 1287

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
- ☐ 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

J OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5827

Hasler FIRST-CLASS MAIL
05/06/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

Lakeshore MHP
2701 S Park Rd
Pembroke Park, FL 33009

J OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5827

Hasler FIRST-CLASS MAIL
05/06/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

Sent To:

Ismael Lopez

129 Janis Blvd
Pembroke Park , FL 33009

Property Owner:

Case #:

5827

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5827

Hasler FIRST-CLASS MAIL
05/06/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

Riverstone Communities LLC
6400 Telegraph Road, Suite 2000
Bloomfield TWP, MI 48301

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,499,060	$217,900	$2,716,960	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,716,960	$2,716,960	$2,716,960	$2,716,960
Portability	0	0	0	0
Assessed/SOH	$2,389,450	$2,716,960	$2,389,450	$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,389,450	$2,716,960	$2,389,450	$2,389,450

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	**33474 / 1458**
9/10/2001	CE*	$1,100,000	**32122 / 1108**
8/20/1997	WD*	$3,262,200	**26945 / 137**
2/22/1989	CP*	$100	**16299 / 977**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
5011 SOUTH STATE ROAD 7, STE. 106
DAVIE, FL 33314

Name Changed: 08/19/2014

Address Changed: 08/19/2014

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
6400 TELEGRAPH ROAD,

SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2019	03/21/2019
2020	01/23/2020
2021	01/11/2021

Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilites	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ISMAEL LOPEZ CASE NO. 5827

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ISMAEL LOPEZ
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 129 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ISMAEL LOPEZ AT 11:03 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.

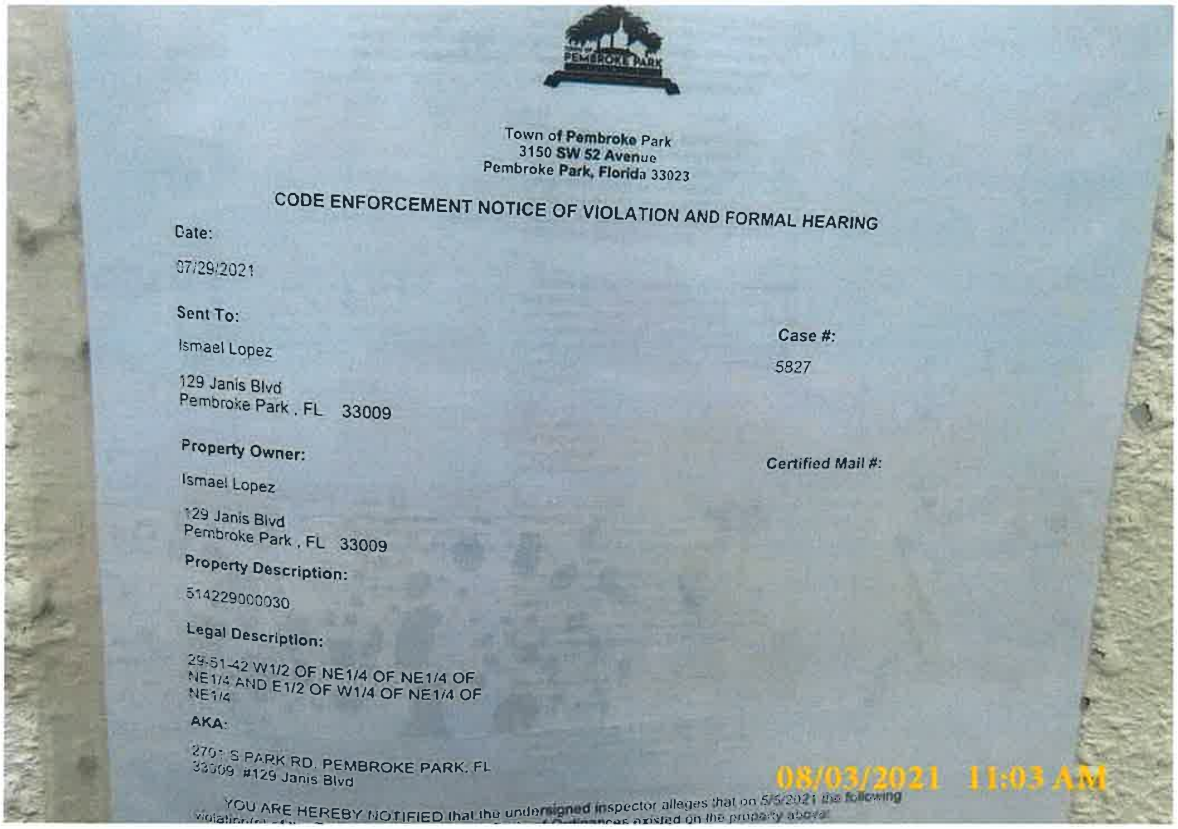
AFFIANT

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:

07/29/2021

Sent To:

Ismael Lopez

129 Janis Blvd
Pembroke Park , FL 33009

Case #:

5827

Property Owner:

Ismael Lopez

129 Janis Blvd
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 #129 Janis Blvd

08/03/2021 11:03 AM

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Pembroke Park 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:

07/29/2021

Sent To:

Ismael Lopez

129 Janis Blvd
Pembroke Park , FL 33009

Case #:

5827

Property Owner:

Ismael Lopez

129 Janis Blvd
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 #129 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 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.	40
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)	40

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...	40
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.	40
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)	40

1. Installed dry wall without a permit. Obtain plans, permit and inspections.
2. Demolished interior walls and subfloors. Obtain plans, permit and inspections.
3. Continued repairing unpermitted deck. Obtain plans, permit and inspections.
4. Prohibited outdoor storage (construction materials and miscellaneous items). Remove all materials with the exception of patio furniture.
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 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.

Joseline Ramirez

Chief Code Enforcement Officer

7/29/2021

129
08/03/2021 11:03 AM

129
08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

08/03/2021 11:03 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Ismael Lopez 129 Janis Blvd Pembroke Park , FL 33009	5827	05/05/2021

Property Owner:	Property Description:	Certified Mail #:
Ismael Lopez 129 Janis Blvd 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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 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.	40
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)	40

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...	40
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.	40
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)	40

Notes/Means of Correction:

1. Installed dry wall without a permit. Obtain plans, permit and inspections.
2. Demolished interior walls and subfloors. Obtain plans, permit and inspections.
3. Continued repairing unpermitted deck. Obtain plans, permit and inspections.
4. Prohibited outdoor storage (construction materials and miscellaneous items). Remove all materials with the exception of patio furniture.
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

Town of Pembroke Park
Notice of Violation Notice

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

Name Ismael Rodriguez Lopez

Date 5/4/2021

Site Address 129 Janis Blvd
Pembroke Park, FL 33009

Case # _____

Sub/Park Lakeshore MHP

Permit # _____

- ☒ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105; 5-2(a)(6)
- ☐ 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 dry wall, demo sub floors, & interior, continue reparing deck without a permit. Prohibited outdoor storage (construction materials & miscellaneous items)

Corrective Action(s)

Obtain plans, permit and inspections. Remove all prohibited items.

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

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 40

*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

Joseline Ramirez
Code Enforcement Officer

954-551-7147

Received by

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

05/04/2021 14:18

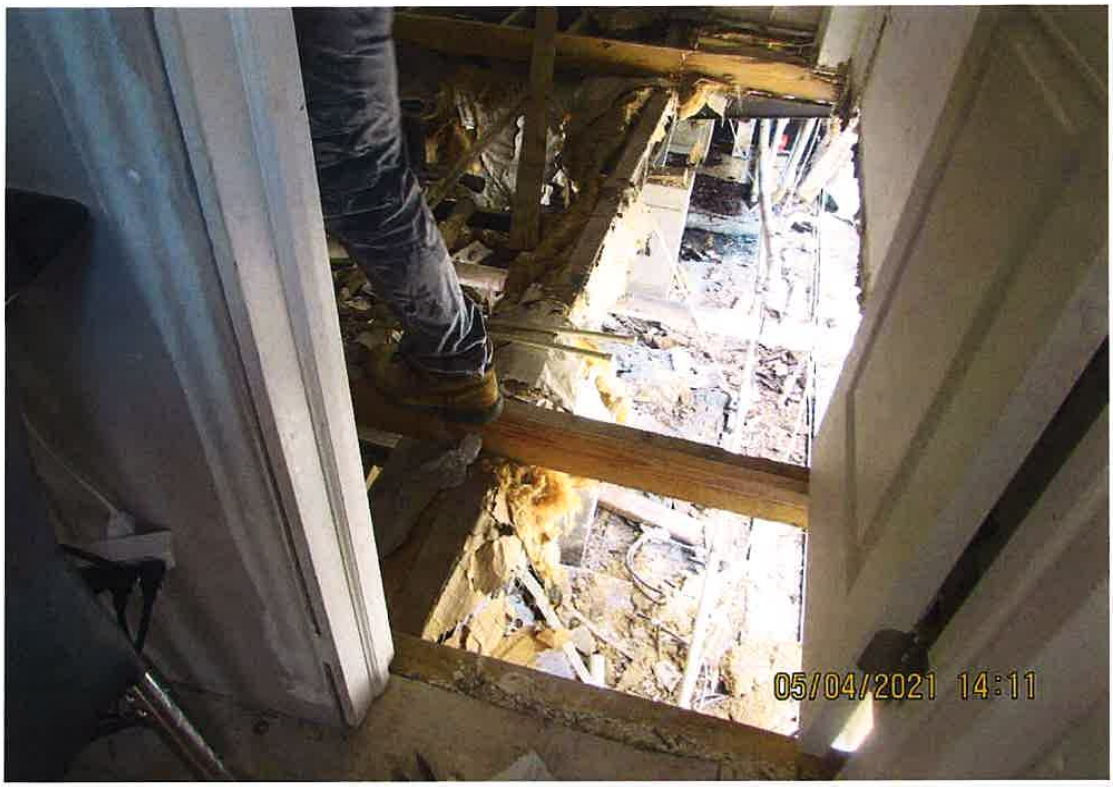
05/04/2021 14:05

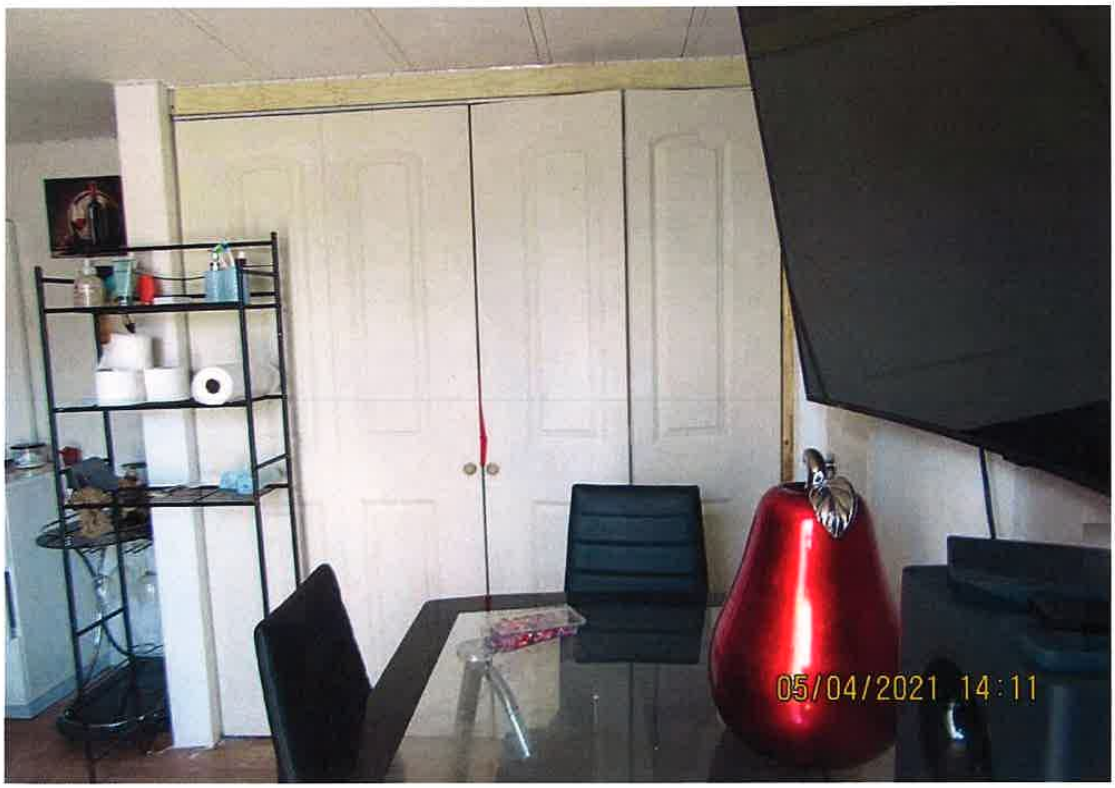
05/04/2021 14:06

05/04/2021 14:06

05/04/2021 14:08

05/04/2021 14:08


05/04/2021 14:11


05/04/2021 14:11

05/04/2021 14:11

05/04/2021 14:11

05/04/2021 14:12

05/04/2021 14:12

05/04/2021 14:12

05/04/2021 14:12

05/04/2021 14:17

05/04/2021 14:17

05/04/2021 14:17

05/04/2021 14:17

05/04/2021 14:17

05/04/2021 14:17

05/04/2021 14:18

05/04/2021 14:18

05/04/2021 14:18

Case Overview

Property/Incident Information

Owner	Address	Site Address
Janeth Urdaneta Castellanos	414 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #414 Lone Pine Lane - Janeth Castellanos

Legal Description

Case Status Open **Case #** 4837 **Date Next Inspection** 8/19/2021

Notes addition to mobile home, shed, door, window, deck, awning without building permits.
Verify occupancy in addition
Mobile home owner will need to obtain Building permits for additions to mobile home.

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/7/2020		Notice of Violation	Posted to Property
2/20/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail
7/29/2021	8/19/2021	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: 8/19/2021
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 8/19/2021

Fines

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

Payments

7021 0350 0001 0298 1201

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 6.96

Sent To
Holiday Manager LLC
Lone Pine Manager LLC
HAF #4582/ HET #4837

Street and Apt. No.
8800 N Bronx Avenue, Second Floor

City, State, ZIP+4
Skokie, IL 60077

Postmark Here
AUG 2 2021

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

7021 0350 0001 0298 1148

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
Janeth Urdaneta Castellanos
HET 4837

Street and Apt. N
414 Lone Pine Lane

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

Postmark Here
AUG 2 - 2021
WEST HOLLYWOOD HILLS

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:
Holiday Manager LLC
Lone Pine Manager LLC
HAF #4582/ HET #4837
8800 N Bronx Avenue, Second Floor
Skokie, IL 60077

9590 9402 6610 1028 6991 47

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 1201

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Cuig
☐ Agent
☐ Addressee

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

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

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

Domestic Return Receipt

7021 0350 0001 0298 1225

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
Parker Lone Pine West LLC
HET #4837

Street and Apt. N
3030 W Hallandale Beach Blvd

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

Postmark Here
AUG 2 - 202
HILLS

PS Form 3800,

7021 0350 0001 0297 5354

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

MAY 5 - 2021

Postage
$

Total Postage and Fees
$ 6.96

Sent To
PARKER LONE PINE WEST LLC
NOH #4837, #4370

Street and Apt. No.
3030 W HALLANDALE BEACH BLVD

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

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

7021 0350 0001 0297 5378

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

MAY 5 - 2021

Postage
$

Total Postage and Fees
$ 6.96

Sent To
PARKER LONE PINE WEST LLC
NOH #4837, #4370

Street and Apt. No.
49 SW FLAGLER AVE #201

City, State, ZIP+4
STUART, FL 34994

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

7021 0350 0001 0297 5392

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

MAY 5 -

Postage
$

Total Postage and Fees
$ 6.96

Sent To
PARKER LONE PINE WEST LLC
NOH #4837, #4370

Street and Apt. No.
49 SW FLAGLER AVE #201

City, State, ZIP+4
STUART, FL 34994

PS Form 3800,

Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$1,500.00

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0480
Property Owner	PARKER LONE PINE WEST LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077	Use	28
Abbr Legal Description	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$5,378,220	$312,980	$5,691,200	$5,018,050	
2020	$4,994,060	$312,980	$5,307,040	$4,561,870	$103,300.84
2019	$4,033,660	$312,720	$4,346,380	$4,147,160	$91,891.69

2021* Exemptions and Taxable Values by Taxing Authority

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

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

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

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

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

Name Changed: 04/10/2015

Address Changed: 04/10/2015

Authorized Person(s) Detail

Name & Address

Title Manager

LONE PINE MANAGER, LLC
8800 N. Bronx Avenue
Second Floor

Second Floor
Skokie, IL 60077

Title SIGNATORY

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

Annual Reports

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

Document Images

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

DIVISION OF CORPORATIONS

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
JANETH URDANETA CASTELLANOS		CASE NO. 4837
Respondent		

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

TO BE SERVED: JANETH URDANETA CASTELLANOS
TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 414 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JANETH URDANETA CASTELLANOS AT 10:41 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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Janeth Urdaneta
Castellanos

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #414 Lone
Pine Lane - Janeth Castellanos

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
Janeth Urdaneta Castellanos 414 Lone Pine Lane Pembroke Park, FL 33009	4837	07/29/2021

Property Owner:	Property Description:	Certified Mail #:
Janeth Urdaneta Castellanos 414 Lone Pine Lane Pembroke Park, FL 33009	514229000480	

Legal Description:	AKA:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 5741/99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #414 Lone Pine Lane - Janeth Castellanos

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 19th day of August, 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.

08/03/2021 10:41 AM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Janeth Urdaneta Castellanos

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #414 Lone Pine Lane - Janeth Castellanos

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
Janeth Urdaneta Castellanos 414 Lone Pine Lane Pembroke Park, FL 33009	4837	07/29/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
Janeth Urdaneta Castellanos 414 Lone Pine Lane Pembroke Park, FL 33009	514229000480	

Legal Description:	**AKA:**
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #414 Lone Pine Lane - Janeth Castellanos

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **19th day of August, 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

Joseline Ramirez

From: ALOMY LINARES <ALO1000_28@hotmail.com>
Sent: Monday, July 5, 2021 3:41 PM
To: Joseline Ramirez
Subject: Extensión for 414 Lone Pine Ln

To: **Joseline Ramirez**
Town of Pembroke Park

This letter is to ask for an extension in my case to be able to fix said violations, I have not yet been able to contact an architect or engineer who wants to take charge of my case. I contacted a person once and what he did was rip me off and make the situation worse, I have also had health problems and been admitted to the hospital due to a virus and high blood pressure. In another case, this also makes it difficult for me because of my economic situation of how to pay a contractor too much money to be able to solve this case that the cost rises to more than the mobile home is worth, even ridiculous even more when they are extensions made ago about 15 years. If you need more information please contact me at: 786-372-1478 or by email: alo1000_28@hotmail.com

Thanks
Have a great day.

Att: Alhomy Gonzalez
414 Lone Pine Ln
Hallandale Beach, Fl. 33009
Get Outlook for iOS

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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. JANETH CASTELLANOS PARKER LONE PINE WEST LLC Respondent(s)	)))))))	Case No.: 4837

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: 404 Lone Pine Lane, Pembroke Park, FL 33009

PROPERTY OWNER: Parker Lone Pine West LLC, 3030 W. Hallandale Beach Blvd, Pembroke Park, FL 33009

FOLIO NO.: 514229000480

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105, 28-272(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105, 28-272(a)(b) **WITHIN** 45 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **IN ADDITION, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

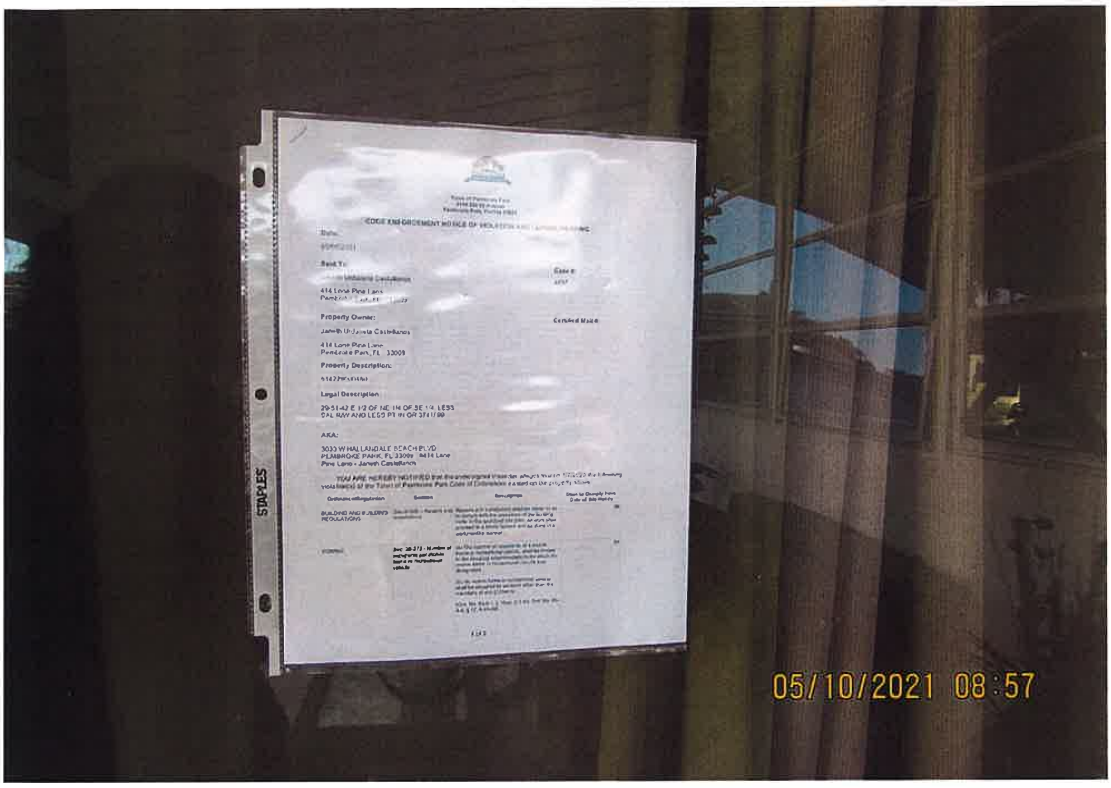
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Case 4837

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


STAPLES
Property Owner:
Property Description:
Legal Description:
AKA:
05/10/2021 08:57

05/10/2021 08:54

414
05/10/2021 08:56

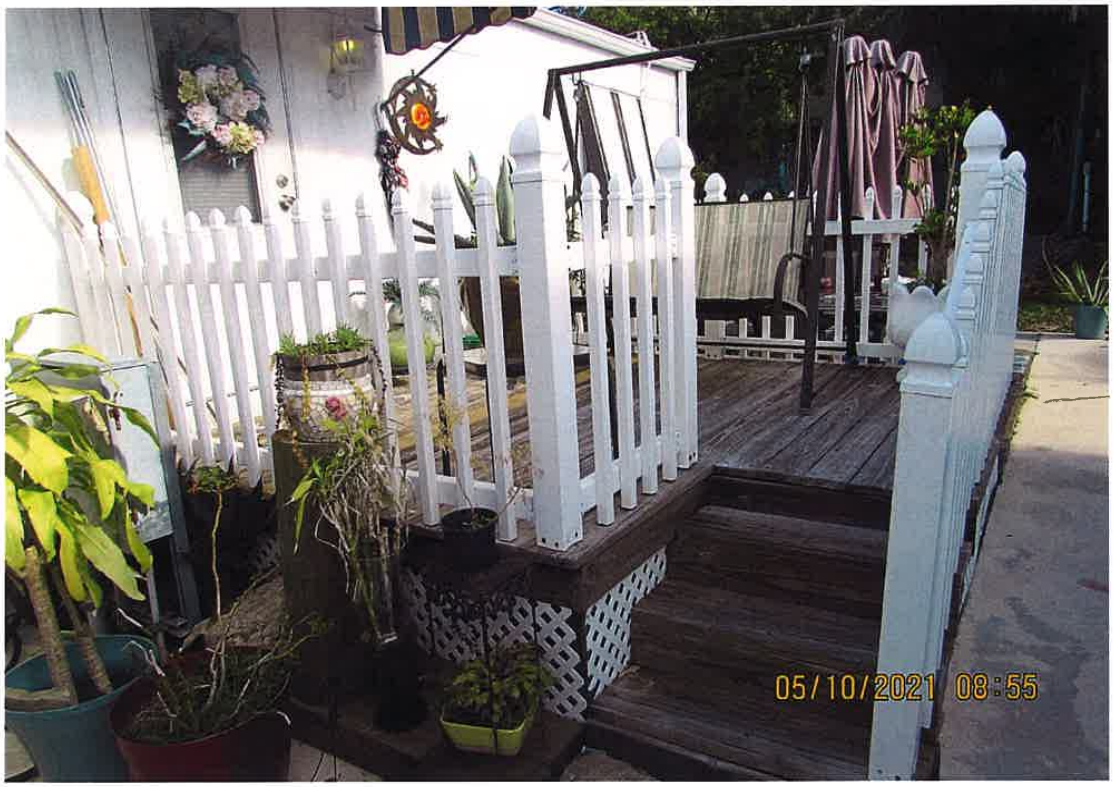
05/10/2021 08:56

414
05/10/2021 08:56

05/10/2021 08:55

05/10/2021 08:55

05/10/2021 08:55


05/10/2021 08:55

05/10/2021 08:55

05/10/2021 08:55

05/10/2021 08:55

05/10/2021 08:55

05/10/2021 08:55

05/10/2021 08:55

05/10/2021 08:56

05/10/2021 08:56

Case Overview

Property/Incident Information

Owner	Address	Site Address
Eddie Escobar	3100 W Hallandale Beach Blvd, Lot 508 Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 4582 **Date Next Inspection** 8/19/2021

Notes Multiple mobile home alterations. Addition was built on back of home and two A/C mini splits were installed without permits. Owner must go to building department to obtain permits for all work that was done.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/22/2019		Notice of Violation	Hand/Regular Mail
1/9/2020	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/29/2020	1/23/2020	Final Order	Certified Mail
7/1/2020		Affidavit of Non-Compliance	Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
4/26/2021	4/13/2021	Supplemental Order/Claim of Lien	Certified Mail
7/29/2021	8/19/2021	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/19/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation	Town's Motion to Cancel Daily Fine Due to Covid-19 3/18/20-06/10/20	Individual Violation	-4,200.00	$25,150.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$21,050.00**

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$21,050.00

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: August 12, 2021
INVOICE # 279
FOR:

Bill To:

Eddie Escobar
3100 W Hallandale Beach Blvd,
Lot 508
Pembroke Park, FL 33009

Case # 4582
Eddie Escobar
3100 W Hallandale Beach Blvd,
Lot 508
Pembroke Park, FL 33009

Green Acres MHP
3100 W Hallandale Beach Blvd.

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
503	Day(s) of Per Diem from (02/22/20-07/09/2021)	$ 50.00	$ 25,150.00
84	**Town's Motion Cancel Daily Fine Due to COVID-19 3/18/20 - 6/10/20**	$ 50.00	$ 4,200.00
		Balance	**$ 21,050.00**

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: August 12, 2021
INVOICE # 279
FOR:

Bill To:

Eddie Escobar
3100 W Hallandale Beach Blvd,
Lot 508
Pembroke Park, FL 33009

Case # 4582
Eddie Escobar
3100 W Hallandale Beach Blvd,
Lot 508
Pembroke Park, FL 33009

Green Acres MHP
3100 W Hallandale Beach Blvd.

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Final Order on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
503	Day(s) of Per Diem from (02/22/20-07/09/2021)	$ 50.00	$ 25,150.00
84	**Town's Motion Cancel Daily Fine Due to COVID-19 3/18/20 - 6/10/20**	$ 50.00	$ 4,200.00
			$ 20,950.00
	Town's Motion to Abate the Fine: Rec. Reduce by 90%		$ 2,095.00
		Balance	**$ 2,195.00**

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!

7021 0350 0001 0298 1201

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

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

OFFICIAL USE

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

Postage
$
Total Postage and
$ 6.96
Sent To
Street and Apt. No.
City, State, ZIP+4

Postmark Here

AUG 2 - 2021

Holiday Manager LLC
Lone Pine Manager LLC
HAF #4582/ HET #4837
8800 N Bronx Avenue, Second Floor
Skokie, IL 60077

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

7021 0350 0001 0298 1218

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
$ 6.96
Sent To
Street and Apt. No.,
City, State, ZIP+4

Postmark Here

AUG 2 -

Green Acres Pembroke MHC LLC
HAF #4582
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

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

7021 0350 0001 0298 1195

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

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

OFFICIAL USE

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

Postage
$ 0.51
Total Postage an
$ 6.96
Sent To
Street and Apt. N
City, State, ZIP+4

AUG 2 - 2021

Postmark Here

Eddie Escobar
HAF #4582
3100 W Hallandale Beach Blvd, lot 508
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.

Holiday Manager LLC
Lone Pine Manager LLC
HAF #4582/ HET #4837
8800 N Bronx Avenue, Second Floor
Skokie, IL 60077

9590 9402 6610 1028 6991 47

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 1201

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Cuig
☐ 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

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.

Green Acres Pembroke MHC LLC
HAF #4582
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

9590 9402 6610 1028 6991 54

7021 0350 0001 0298 1218

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y.C R 3Cu19
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
GREEN ACRES

C. Date of Delivery
8-4-2021

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

Domestic Return Receipt

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3100 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0321
Property Owner	GREEN ACRES PEMBROKE MHC LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2 FL SKOKIE IL 60077	Use	28

Abbr Legal Description	29-51-42 E1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS E 100 FOR RR & E 25 OF W1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS BEG SE COR OF NE1/4,W ALG S/L 215 TO POB,CONT W 145.77, N 180,E 145.70,S 180 TO POB

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

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

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$762,290		$762,290	$762,290	
2020	$693,100		$693,100	$693,100	$14,958.34
2019	$693,100		$693,100	$686,290	$15,030.36

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$762,290	$762,290	$762,290	$762,290
Portability	0	0	0	0
Assessed/SOH	$762,290	$762,290	$762,290	$762,290
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	$762,290	$762,290	$762,290	$762,290

Sales History

Date	Type	Price	Book/Page or CIN
1/30/2017	SW*-E	$4,938,000	114182283
12/31/2011	TD*-D	$855,000	48564 / 1120
12/31/2011	PR*-T	$100	48564 / 1116

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$5.50	138,393	SF
$0.10	11,300	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

EDDIE ESCOBAR CASE NO. 4582

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: EDDIE ESCOBAR
TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3100 W HALLANDALE BEACH BLVD, LOT 508, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: EDDIE ESCOBAR AT 10:37 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.

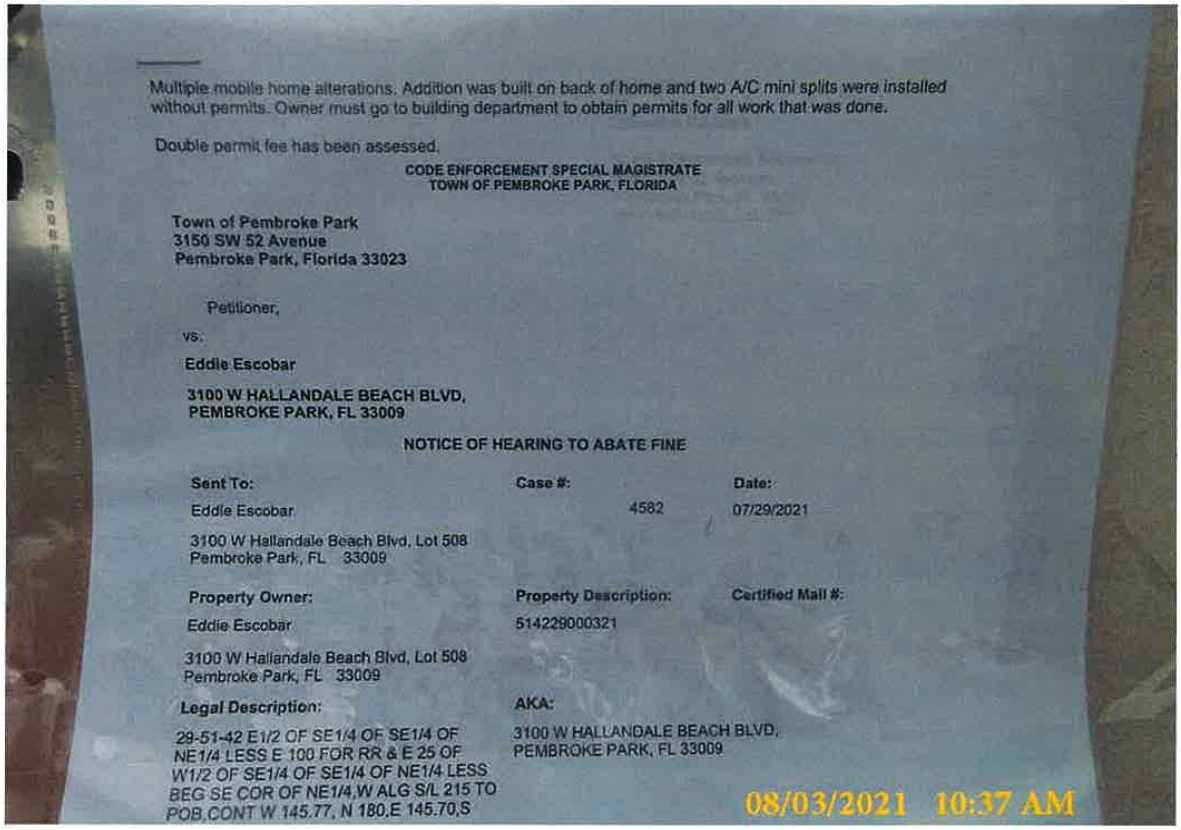
AFFIANT

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.



Multiple mobile home alterations. Addition was built on back of home and two A/C mini splits were installed without permits. Owner must go to building department to obtain permits for all work that was done.

Double permit fee has been assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Eddie Escobar

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
Eddie Escobar	4582	07/29/2021
3100 W Hallandale Beach Blvd, Lot 508 Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Eddie Escobar	514229000321	
3100 W Hallandale Beach Blvd, Lot 508 Pembroke Park, FL 33009		

Legal Description:	**AKA:**
29-51-42 E1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS E 100 FOR RR & E 25 OF W1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS BEG SE COR OF NE1/4,W ALG S/L 215 TO POB,CONT W 145.77, N 180,E 145.70,S	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

08/03/2021 10:37 AM

Multiple mobile home alterations. Addition was built on back of home and two A/C mini splits were installed without permits. Owner must go to building department to obtain permits for all work that was done.

Double permit fee has been assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Eddie Escobar

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
Eddie Escobar	4582	07/29/2021
3100 W Hallandale Beach Blvd, Lot 508 Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Eddie Escobar	514229000321	
3100 W Hallandale Beach Blvd, Lot 508 Pembroke Park, FL 33009		

Legal Description:	**AKA:**
29-51-42 E1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS E 100 FOR RR & E 25 OF W1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS BEG SE COR OF NE1/4,W ALG S/L 215 TO POB,CONT W 145.77, N 180,E 145.70,S 180 TO POB	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of August, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Joseline Ramirez

From: Eddy Escobar <papolojar@yahoo.com>
Sent: Monday, July 12, 2021 6:18 PM
To: Joseline Ramirez
Subject: Hola senorita ramirez

First of all, thank you for handling my case with so much patience.

By this means I not only ask you, but I beg you, please reconsider taking away the fine that weighs on me, since there have been many adverse factors that have made it not possible as soon as possible, economy, ignorance but it has always prevailed good will and the desire to put everything in order, as required by law.

I have worked hard to achieve it, it has cost me a lot of money that I did not have and that I have asked to be able to pay almost everything, in the middle of everything, my mother was admitted with a stroke, my father had to put a pacemaker and it's me alone.

With the hope that my forgiveness may be possible.
I remain from you

eddy escobar

Ante todo gracias, por haber llevado mi caso con tanta paciencia.

Por este medio no solo les pido, sino que les suplico, tenga a bien reconsiderar quitarnos la multa que pesa sobre mi, pues han sido muchos los factores adversos que han hecho que no haya sido lo antes posible, economia, desconocimiento pero siempre ha primado la buena voluntad y el deseo de ponerlo todo en orden, como exige la ley.

He trabajado duro para poder lograrlo, me ha costado muchisimo dinero que no tenia y que he pedido para poder pagar casi todo, en medio de todo, mi madre ingresada con accidente cerebro vascular, mi padre hubo que ponerle un marcapasos y soy yo solito.

Con la esperanza que pueda ser posible mi perdon.
quedo de usted

eddy escobar

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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

EDDIE ESCOBAR

Respondent(s)

Case No.: **4582**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on January 23, 2020. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: EDDIE ESCOBAR, 3100 W HALLANDALE BEACH BLVD, LOT 508, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GREEN ACRES PEMBROKE MHC LLC, 3100 W HALLANDALE BEACH BLVD

FOLIO NO.: 514229000321

1. The Special Magistrate entered a Final Order on January 23, 2020, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on January 23, 2020, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on January 23, 2020. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$16,700.00** (SIXTEEN THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 E1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS E 100 FOR RR & E 25 OF W1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS BEG SE COR OF NE1/4, W ALG S/L 215 TO POB,CONT W 145.77, N 180,E 145.70,S 180 TO POB

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 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 Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

April 27th, 2021.

Notary Public, state of Florida

NOTARY PUBLIC STATE OF FLORIDA

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4582

Petitioner,

vs.

Eddie Escobar

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO: 514229000321

LEGAL DESCRIPTION: 29-51-42 E1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS E 100 FOR RR & E 25 OF W1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS BEG SE COR OF NE1/4,W ALG S/L 215 TO POB,CONT W 145.77, N 180,E 145.70,S 180 TO POB

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, January 23, 2020, after due notice to the Respondent(s). The Respondent(s) were present at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
BUILDING AND BUILDING REGULATIONS...	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner....	2/22/2020		$50.00

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

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code

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

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

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

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 551-7147

DONE AND ORDERED this January 23, 2020

ATTEST:

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

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

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5507 Fax

BUILDING PERMIT APPLICATION

Inkforce 92107

1910648
PERMIT NO.
B-92107
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: ESCOBAR, EDDY					
JOB ADDRESS: 508 5 ST					
OWNER NAME: ESCOBAR, EDDY					
OWNER ADDRESS: 508 5 ST					
CITY: PEMBROKE PARD					
PHONE: 7863999628	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000	**FAX: 0000000000**	**EMAIL:**			
CERT. COMPENTENCY: N/A		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000321		SUBDIVISION: GREEN ACRES MOBILE HOME PARK			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	N/A
JOB COST: 100	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: DEMO ILLEGAL SHED					
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: **1910648-0**

Job Address: **508 5 ST**

Job Name: ESCOBAR, EDDY

Permit Status: Permit Complete

Permit Issued Date:9/17/2020 8:40:07 AM

Submitted Into Plan Review Date:9/17/2020 7:54:00 AM

Application Date: 9/16/2020 2:09:58 PM

Difference Between Application to PlanReview: 1 Day(s)

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

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	9/16/2020 6:50:40 PM

R203 Permit Messages For Permit (1910648-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
87157	Final Building Inspection	9/23/2020	Pass

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5507 FAX

Inkforce 90431

BUILDING PERMIT APPLICATION

1910158
PERMIT NO.

M-90431
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: MECHANICAL					
JOB NAME: ESCOBAR, EDDY					
JOB ADDRESS: 508 5 ST					
OWNER NAME: GREEN ACRES PEMBROKE MHC LLC					
OWNER ADDRESS: 8800 N BRONX AVE 2 FL					
CITY: SKOKIE					
PHONE: 9999999999	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: TEST & BALANCE AIR CONDITIONING CORP					
MAIL ADDRESS: 8355 W FLAGER ST #164					
CITY STATE ZIP: MIAMI FL 33144					
PHONE: 3052181798	**FAX:**	**EMAIL: TESTANDBALANCEAIR@AOL.COM**			
CERT. COMPENTENCY: CAC1815710		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000321		SUBDIVISION: GREEN ACRES MOBILE HOME			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 100	SQ.FT. / L.F.: 0				
DESCRIBE WORK: ROOF TOP PACKAGE UNIT AND DUCTWORK REMOVAL					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R203 Permit Messages For Permit (1910158-0)

Event ID	Inspection	Inspection Date	Status
Mechnical Inspection			
82524	Final Mechanical	1/23/2020	Pass

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910158-0**

Job Address: **508 5 ST**

Job Name: ESCOBAR, EDDY

Permit Status: Permit Complete

Permit Issued Date:8/20/2019 9:22:16 AM

Submitted Into Plan Review Date:8/19/2019 11:08:42 AM

Application Date: 8/19/2019 11:03:22 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 1 Day(s)

Required Disciplines

Discipline	Status	Date
MECHANICAL	Approved	8/19/2019 12:48:56 PM

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT APPLICATION

Inkforce 93446

2110987
PERMIT NO.

E-93446
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: ESCOBAR, EDDY					
JOB ADDRESS: 3100 W HALLANDALE BEACH BLVD # 508					
OWNER NAME: ESCOBAR, EDDY					
OWNER ADDRESS: 3100 W HALLANDALE # 508					
CITY: PEMBROKE PARK					
PHONE: 7863999628	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: SUNSHINE ELECTRICAL CONTRACTORS CORP					
MAIL ADDRESS: 1300 SW 85 CT					
CITY STATE ZIP: MIAMI FL 33144					
PHONE: 7862736194	**FAX: 7864439590**	**EMAIL: CONTRACTORSSERV@GMAIL.COM**			
CERT. COMPENTENCY: EC13005807		**STATE REGISTRATION: N/A**			
LOT: 508	BLOCK: 0000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000321		SUBDIVISION: GREEN ACRES			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	N/A
JOB COST: 350	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION : REMOVE (3) MINI-SPLIT					
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: **2110987-0**

Job Address: **3100 W HALLANDALE BEACH BLVD # 508**

Job Name: ESCOBAR, EDDY

Permit Status: Permit Complete

Permit Issued Date:6/2/2021 11:47:42 AM

Submitted Into Plan Review Date:5/27/2021 12:37:52 PM

Application Date: 5/27/2021 12:22:44 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 6 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	6/6/2021 2:30:31 PM
MECHANICAL	Approved	5/27/2021 8:06:29 PM

R203 Permit Messages For Permit (2110987-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			
93045	Final Electrical	6/15/2021	Fail Without Penalty
	demolition A/C removal work not per plan		
93259	Final Electrical	6/22/2021	Pass
Mechnical Inspection			
93046	Final Mechanical	6/16/2021	Fail Without Penalty
	6/15/21 Ac mini splits has not been removed yet FBC 105.6.2 work does not match		
93260	Final Mechanical	6/23/2021	Fail Without Penalty
	PROVIDE ENTRANCE CODE FOR GATE. Access required FBC 110.5		
93755	Final Mechanical	7/9/2021	Pass

R203 Permit Messages For Permit (2110987-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			
93045	Final Electrical	6/15/2021	Fail Without Penalty
	demolition A/C removal work not per plan		
93259	Final Electrical	6/22/2021	Pass
Mechnical Inspection			
93046	Final Mechanical	6/16/2021	Fail Without Penalty
	6/15/21 Ac mini splits has not been removed yet FBC 105.6.2 work does not match		
93260	Final Mechanical	6/23/2021	Fail Without Penalty
	PROVIDE ENTRANCE CODE FOR GATE. Access required FBC 110.5		
93755	Final Mechanical	7/9/2021	Pass

Case Overview

Property/Incident Information

Owner	Address	Site Address
BNUMO INC / CBM Multi-Services	239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4480

Legal Description

Case Status Open **Case #** 5610 **Date Next Inspection** 8/19/2021

Notes
1. CBM Multi-Services to obtain a permit for the cabinet sign (no permit on file). Obtain permit with plans and required inspections.
2. Window signs exceeds the maximum spacing allowed per Town Ordinance. All window signs shall not constitute an excess of twenty-five (25) percent of the window area. Window signs are only temporarily allowed not to exceed 14 days.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2021		Notice of Violation	Regular Mail
7/30/2021	8/19/2021	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. 5-17. - 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: 8/19/2021
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 8/19/2021

Case Overview

SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 8/19/2021

7021 0350 0001 0297 8560

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

AUG 2 2021

Postage
$ 0.51

Total Postage and Fe
$ 6.96

Sent To
BNUMO INC
4420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
NOH # 5610

Street and Apt. No., c

City, State, ZIP+4®

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

7021 0350 0001 0297 6597

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

Postage
$ 0.51

Total Postage and F
$ 6.96

Sent To
CBM MULTI-SERVICES
4480 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
NOH # 5610

Street and Apt. No.,

City, State, ZIP+4®

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

7021 0350 0001 0297 8553

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

AUG 2021

Postage
$ 0.51

Total Postage and Fe
$ 6.96

Sent To
DAVID BOUGANIM
239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160
NOH # 5610

Street and Apt. No., c

City, State, ZIP+4®

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

#5610

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/15/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:

BNUMO INC / CBM Multi-Services

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5610

#5610

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/15/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

CBM- Multi-Services
4420 W Hallandale Beach
BLVD #4480

Pembroke Park
FL
33023

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

Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

Filing Information

Document Number	P01000075786
FEI/EIN Number	65-1128688
Date Filed	08/01/2001
State	FL
Status	ACTIVE

Principal Address

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

Mailing Address

239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160

Registered Agent Name & Address

BOUGANIM, DAVID
239 ATLANTIC ISLE
SUNNY ISLES, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/04/2006

Officer/Director Detail

Name & Address

Title PRESIDENT

BOUGANIM, DAVID
239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160

Title DIRECTOR

BOUGANIM, BENJAMIN
239 ATLANTIC ISLES
NORTH MIAMI BEACH. FL 33160

Annual Reports

Report Year	Filed Date
2019	03/27/2019
2020	05/12/2020
2021	04/12/2021

Document Images

04/12/2021 -- ANNUAL REPORT	View image in PDF format
05/12/2020 -- ANNUAL REPORT	View image in PDF format
03/27/2019 -- ANNUAL REPORT	View image in PDF format
04/10/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
04/20/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
04/18/2013 -- ANNUAL REPORT	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
04/12/2010 -- ANNUAL REPORT	View image in PDF format
04/15/2009 -- ANNUAL REPORT	View image in PDF format
03/03/2008 -- ANNUAL REPORT	View image in PDF format
04/04/2007 -- ANNUAL REPORT	View image in PDF format
04/04/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
02/25/2004 -- ANNUAL REPORT	View image in PDF format
02/10/2003 -- ANNUAL REPORT	View image in PDF format
03/19/2002 -- ANNUAL REPORT	View image in PDF format
08/01/2001 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0681
Property Owner	BNUMO INC	Millage	0613
Mailing Address	239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160	Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

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

* 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*	$336,000	$603,020	$939,020	$939,020	
2020	$336,000	$599,330	$935,330	$935,330	$20,186.11
2019	$336,000	$552,450	$888,450	$888,450	$19,398.43

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$939,020	$939,020	$939,020	$939,020
Portability	0	0	0	0
Assessed/SOH	$939,020	$939,020	$939,020	$939,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$939,020	$939,020	$939,020	$939,020

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
12/1/1986	WD	$100	14033 / 361
6/1/1986	QCD	$318,000	
7/1/1981	WD	$405,000	
4/1/1979	WD	$345,000	

Land Calculations

Price	Factor	Type
$11.00	30,545	SF
Adj. Bldg. S.F. (Card, Sketch)		11427
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

BNUMO INC / CBM Multi-Services

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5610

Property Owner:

BNUMO INC / CBM Multi-Services

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Certified Mail #:

Property Description:

514230090681

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4480

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. 5-17. - 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

SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	30
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

1. CBM Multi-Services to obtain a permit for the cabinet sign (no permit on file). Obtain permit with plans and required inspections.
2. Window signs exceeds the maximum spacing allowed per Town Ordinance. All window signs shall not constitute an excess of twenty-five (25) percent of the window area. Window signs are only temporarily allowed not to exceed 14 days.
3. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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.

Teressa Malcolm

Code Enforcement Officer

7/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
CBM MULTI-SERVICES /BNUMO INC	)	CASE NO. 5610
Respondent		

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

TO BE SERVED: CBM MULTI-SERVICES /BNUMO INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4480 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: CBM MULTI-SERVICES / BNUMO INC AT **9:20** **A.M.**/P.M. ON THE 2 DAY OF AUGUST 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 8, 2021, by Teress Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

BNUMO INC / CBM Multi-Services

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5610

Property Owner:

BNUMO INC / CBM Multi-Services

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Certified Mail #:

Property Description:

514230090681

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:

08/02/2021 21:20

4480
KWIK STOP
TRANSFER
Ria
CIGARS / TABACCO PRODUCTS
08/02/2021 21:20

INCOMETAX
4480
PHONE RECHARGE
ROSS RECHARGE
PHONE CARD
Lycamobile
UNLIMITED
$19
INCOME TAX /
PUBLIC NOTARY
954-394-53-67
$33
10GB
MONEY
TRANSFER
08/02/2021 21:19

Ria
ENVIOS
I ♥ BIG CANS
ICE COLD!
BUD LIGHT
ULTRA
BUSCH
PHONE RECHARGE
BOSS RECHARGE
PHONE CARD
INCOMETAX
CBM GROCERY
FOOD STORE
4480
Lycamobile
Breathing room for your budget
UNLIMITED
Plans starting at
$19 /mo
Talk, Text and Data
INCOME TAX /
PUBLIC NOTARY
954-394-53-67
$33
UNLIMITED
10GB
4G/5G LTE
MONEY
TRANSFE
CBM TAX
08/02/2021 21:20

Ria
ICE COLD!
BUD LIGHT
ULTRA
BUSCH
PHONE RECHARGE
INCOMETAX
4480
08/02/2021 21:20

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BNUMO INC / CBM Multi-Services 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	5610	03/15/2021

Property Owner:	Property Description:	Certified Mail #:
BNUMO INC / CBM Multi-Services 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	514230090681	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4480

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. 5-17. - 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

SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	30
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

Notes/Means of Correction:

1. CBM Multi-Services to obtain a permit for the cabinet sign (no permit on file). Obtain permit with plans and required inspections.
2. Window signs exceeds the maximum spacing allowed per Town Ordinance. All window signs shall not constitute an excess of twenty-five (25) percent of the window area. Window signs are only temporarily allowed not to exceed 14 days.
3. A double permit fee has been assessed.

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

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

Teressa Malcolm
Code Enforcement Officer

CBM MULTI-SERVICES
INCOME TAX
RAPID REFUND ★ E-FILE
PUBLIC NOTARY · BILL PAYMENT
King Cash
PAWN & JEWELRY
CBM
INCOME TAX
e-file FAST REFUND
INCOMETAX
ML 350
03/12/2021 15:40

Case Overview

Property/Incident Information

Owner	Address	Site Address
RENE,CLAIRE A	5451 SW 41 ST PEMBROKE PARK, FL 33023	5451 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5630 **Date Next Inspection** 8/19/2021

Notes

1. Installation of fence prior of obtaining a permit. Obtain a permit with plans and inspections.
2. Concrete deck built without permit. Obtain permit with plans and inspections.
3. A double permit fee has been assessed.

Camera system installed without a permit. Obtain a permit with specs, plans, and inspections. Owner provided the HOA approval for wireless cameras on 05/07/2021 via email.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/18/2021		Notice of Violation	Regular Mail
7/29/2021	8/19/2021	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: 8/19/2021
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: 8/19/2021
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: 8/19/2021

7021 0350 0001 0297 8577

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To CLAIRE RENE

Street and Apt. No 5451 SW 41 ST

City, State, ZIP+4 PEMBROKE PARK, FL 33023

NOH # 5630

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

#5630

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/19/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:

RENE,CLAIRE A

5451 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5630

ıov. #5630

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL

05/07/2021

US POSTAGE $000.51⁰

ZIP 33023

011D10656696

Sent To:

RENE,CLAIRE A

5451 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5630

NOV. #5630

TOWN OF PEMBROKE PARK

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

Hasler FI
05/00/2021
US POSTAGE $0
01

Sent To:

RENE,CLAIRE A

5451 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5630

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**5451 SW 41 STREET, PEMBROKE PARK FL 33023**	**ID #**	5142 30 27 0180
Property Owner	RENE, CLAIRE A	**Millage**	0613
Mailing Address	5451 SW 41 ST PEMBROKE PARK FL 33023	**Use**	01 *

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 136.26 TO POB,N 20.33, E 52.01,S 20.33,W 51.94 TO POB AKA: UNIT C-18 LA ESTANCIA

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$9,510	$156,370	$165,880	$108,770	
2020	$9,510	$126,280	$135,790	$107,270	$1,398.63
2019	$9,510	$126,980	$136,490	$104,860	$1,366.31

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$165,880	$165,880	$165,880	$165,880
Portability	0	0	0	0
Assessed/SOH 17	$108,770	$108,770	$108,770	$108,770
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$25,000	0	$25,000	$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$58,770	$83,770	$58,770	$58,770

Sales History

Date	Type	Price	Book/Page or CIN
5/15/2018	DRR-T	$100	115076752
4/4/2018	DRR-T		115023957
4/4/2018	QCD-T	$100	114993694
6/30/2006	SWD	$100	42940 / 941
6/27/2006	SWD	$234,500	42352 / 331

Land Calculations

Price	Factor	Type
$9.00	1,057	SF
Adj. Bldg. S.F. (Card, Sketch)		1166
Units/Beds/Baths		1/3/2.5
Eff./Act. Year Built: 2008/2007		

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:

07/29/2021

Sent To:

RENE,CLAIRE A

5451 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5630

Property Owner:

RENE,CLAIRE A

5451 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230270180

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 136.26 TO POB,N 20.33, E 52.01,S 20.33,W 51.94 TO POB AKA: UNIT C-18 LA ESTANCIA

AKA:

5451 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	60

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	60

1. Installation of fence prior of obtaining a permit. Obtain a permit with plans and inspections.
2. Concrete deck built without permit. Obtain permit with plans and inspections.
3. A double permit fee has been assessed.

Camera system installed without a permit. Obtain a permit with specs, plans, and inspections. Owner provided the HOA approval for wireless cameras on 05/07/2021 via email.

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.

Teressa Malcolm

Code Enforcement Officer

7/29/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
CLAIRE RENE	)	CASE NO. 5630
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: CLAIRE RENE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5451 SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: CLAIRE RENE AT **8:38** **A.M.**/P.M. ON THE **2** DAY OF **AUGUST** 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.

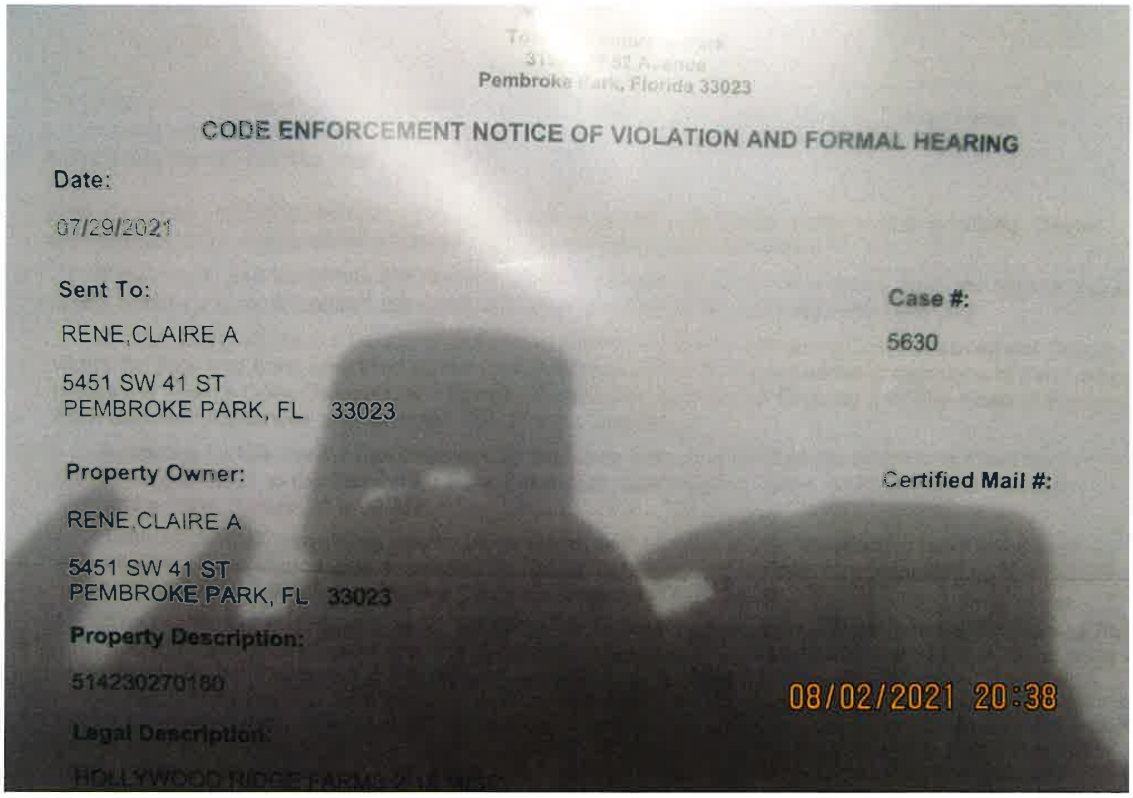
AFFIANT

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 8, 2021, by Teress Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/29/2021

Sent To:

RENE,CLAIRE A

5451 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5630

Property Owner:

RENE,CLAIRE A

5451 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230270180

Legal Description:

08/02/2021 20:38

5451
08/02/2021 20:38

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
RENE,CLAIRE A 5451 SW 41 ST PEMBROKE PARK, FL 33023	5630	03/18/2021

Property Owner:	Property Description:	Certified Mail #:
RENE,CLAIRE A 5451 SW 41 ST PEMBROKE PARK, FL 33023	514230270180	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 136.26 TO POB,N 20.33, E 52.01,S 20.33,W 51.94 TO POB AKA: UNIT C-18 LA ESTANCIA	5451 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	60
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	60

Notes/Means of Correction:

1. Installation of fence prior of obtaining a permit. Obtain a permit with plans and inspections.
2. Camera system installed without a permit. Obtain a permit with specs, plans, and inspections.
3. Concrete deck built without permit. Obtain permit with plans and inspections.
4. 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

5451
03/18/2021 12:31

03/18/2021 12:33

03/18/2021 12:32

03/18/2021 12:32

Teressa Malcolm

From: claire rene <clairerene10@gmail.com>
Sent: Wednesday, May 5, 2021 12:36 PM
To: Teressa Malcolm
Subject: Extension Request: 5451 SW 41st Street Pembroke Park FL 33023

Good afternoon Inspector Malcolm,

I am requesting a deadline extension as I am attempting to remedy all the violations on my property.
Please consider my request.

Claire Rene

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.

Teressa Malcolm

From: Teressa Malcolm
Sent: Friday, May 7, 2021 3:41 PM
To: claire rene
Subject: RE: 5451 SW 41ST HOA Approval: WIRELESS CAMERA INSTALLATION

Claire:

Good afternoon,

Your extension has been granted for an additional 30 days from your previous date as per the Original Notice of Violation.
New date of expiration is May 17, 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: claire rene <clairerene10@gmail.com>
Sent: Thursday, May 6, 2021 9:00 AM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: 5451 SW 41ST HOA Approval: WIRELESS CAMERA INSTALLATION

Good morning,
Please see attached HOA approval for the wireless cameras.
Thanks!

---------- Forwarded message ---------
From: **LaEstancia** <LaEstancia@rmsaccounting.com>
Date: Thu, May 6, 2021, 8:31 AM
Subject: Permit Application Approval

ROYALE MANAGEMENT
SERVICES

May 5th, 2021

The City of Pembroke Park
C/o City of Pembroke Park Building Department

Re: La Estancia HOA, Inc.
5451 SW 41st ST Pembroke Park, FL 33023

To whom this may concern:

We have received the plans to install a wireless camera for the outside of your unit.

Unit owner for unit 5451 is approved to self-install an outside wireless camera.

If you have any questions please feel free to contact our office.

Best Regards,

Roger D. Banks, LCAM
Field Services Manager

2319 N Andrews Avenue ♦ Fort Lauderdale Florida 33311
Local Phone 954-563-1269 ♦ Toll Free 800-382-1040
www.royalemanagement.com

ATRIUM
SHUTTERS, INC.

WINDSTORM PROTECTIVE DEVICE CERTIFICATION

Applicant(s): CLAIRE RENE Policy #: _____

Property Address: 5151 SW 41st Street Pembroke Park FL 33023 Installation Date: March 2006

Builder: Guardian American Community: La Estancia Lot: 18 Block: C

Specify Type of Devices Installed:

[x] **Class A Windstorm Protective Devices-** certified to withstand external pressure from a windstorm that conforms to all local wind-borne debris standards ***and*** withstands impact from wind-borne debris in accordance with the standards set by the municipality in which the dwelling is located. If the municipality does not have a wind-borne debris standard, the current Dade County standard for wind-borne debris must be met.

[n/a] **Class B Windstorm Protection Devices-** certified to withstand external pressure from a windstorm with sustained wind speed of at least 110 mph, but ***not*** certified for wind-borne debris impact.

A PREMIUM CREDIT is available to qualifying policyholders if they meet all of the following criteria:

- The policy listed above includes the peril of "Windstorm or Hail".
- All applicable exterior glazed openings * if the dwelling and any other building on or at the location of the residence premises, including garage doors, windows, skylights and vents (excluding roof-ridge and soffit vents) are protected by storm shutters or other approved windstorm protective devices.
- The storm shutters or other devices must be approved by Dade County Product Control or be certified by a Florida Registered Professional Engineer to conform to the current Florida Building Code applicable to windstorm structural products.

To qualify for this premium credit, you must complete the applicable section below and return this form to your agent for processing. Please check the appropriate section(s) that applies to you and complete "Certification by Applicant" below:

[n/a] 1. Property is located in Dade or Broward County and was built in 1996 or later.

[n/a] 2. If you do not qualify under "1" above, please attach a copy of the Manufacturer's literature or Installer's certification indicating the product is "Dade County Product Control Approved".

[X] 3. If you do not Qualify under either "1" or "2", you must have the following statement signed by the install or Florida Professional Engineer.

CERTIFICATION OF INSTALLER OR FLORIDA PROFESSIONAL ENGINEER

I hereby certify that all applicable glazed * openings at the "Property Address" listed above are fully protected by windstorm protective devices, which comply with **Class "A"** standards indicated and described above.

* All applicable glazed openings refer to only those openings that were contracted to be protected by the original purchaser of the storm shutter system.

Name of Company: Atrium Shutters, Inc. providing Expert Installation Services, Inc. License #: CRC-1326985

Signature: Jim Rolin V.P. Date: March 2006 Telephone No.: 954-689-7545

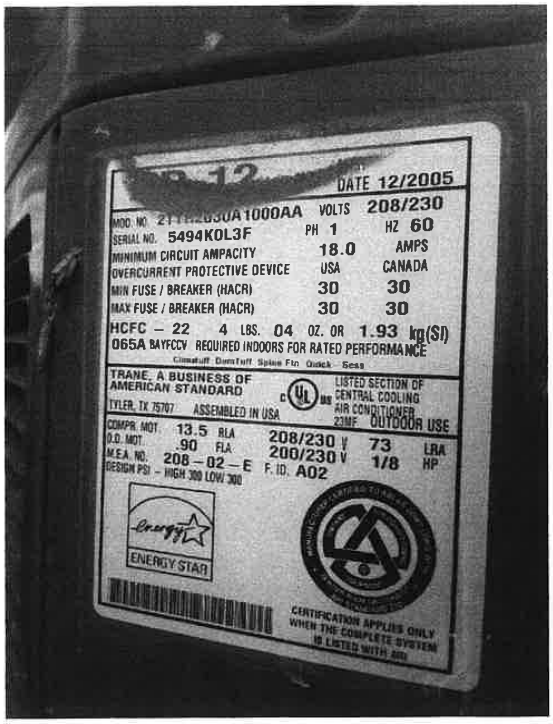
ALL APPLICANTS: *To receive the premium credit being applied for, please read and sign the following section:*

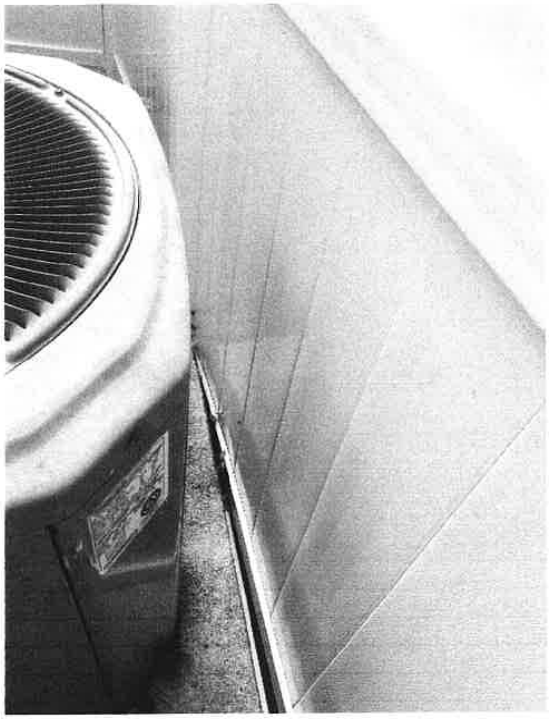
CERTIFICATION BY APPLICANT

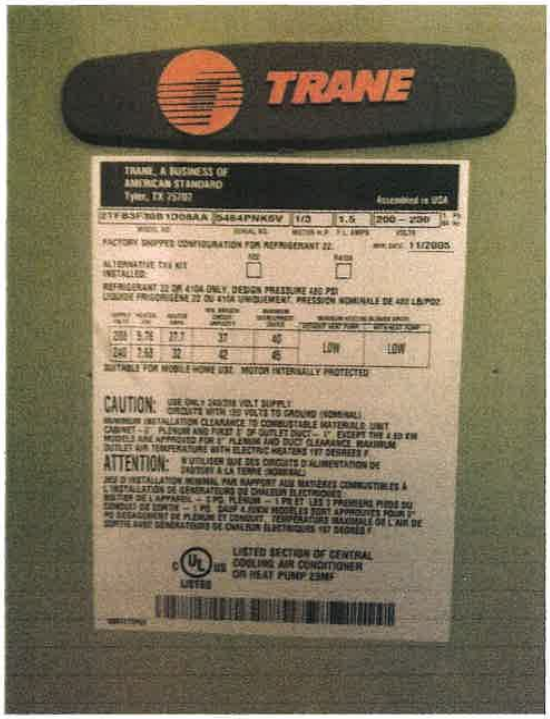
I hereby certify and agree to the following: (1) The property described above has been fitted with Windstorm Protection Devices, which protect all windows, doors and other applicable openings. (2) I agree to review and follow all the safety, maintenance, and implementation recommendations and procedures that I received in the homeowner package provided by the shutter contractor. (3) I agree to close and secure the devices in the event of a tropical storm or hurricane warning. (4) In the event that I cannot install or secure such devices myself, I have or will make arrangements for someone else to assume that duty.

I have attached any necessary documentation.

Applicant(s) Signature: _____ Date: June 20 2006


DATE 12/2005
MOD. NO. 1000AA
VOLTS 208/230
SERIAL NO. 5494K0L3F
PH 1
HZ 60
MINIMUM CIRCUIT AMPACITY
18.0
AMPS
OVERCURRENT PROTECTIVE DEVICE
USA
CANADA
MIN FUSE / BREAKER (HACR)
30
30
MAX FUSE / BREAKER (HACR)
30
30
HCFC – 22
4 LBS. 04 OZ. OR 1.93 kg(SI)
065A BAYFCCV REQUIRED INDOORS FOR RATED PERFORMANCE
TRANE, A BUSINESS OF AMERICAN STANDARD
TYLER, TX 75707
ASSEMBLED IN USA
LISTED SECTION OF CENTRAL COOLING AIR CONDITIONER
23MF
OUTDOOR USE
COMPR. MOT.
13.5
RLA
O.D. MOT.
.90
FLA
M.E.A. NO.
208 – 02 – E
DESIGN PSI – HIGH 300 LOW 300
208/230 V
200/230 V
F. ID. A02
73
LRA
1/8
HP
ENERGY STAR
CERTIFICATION APPLIES ONLY WHEN THE COMPLETE SYSTEM IS LISTED WITH ARI



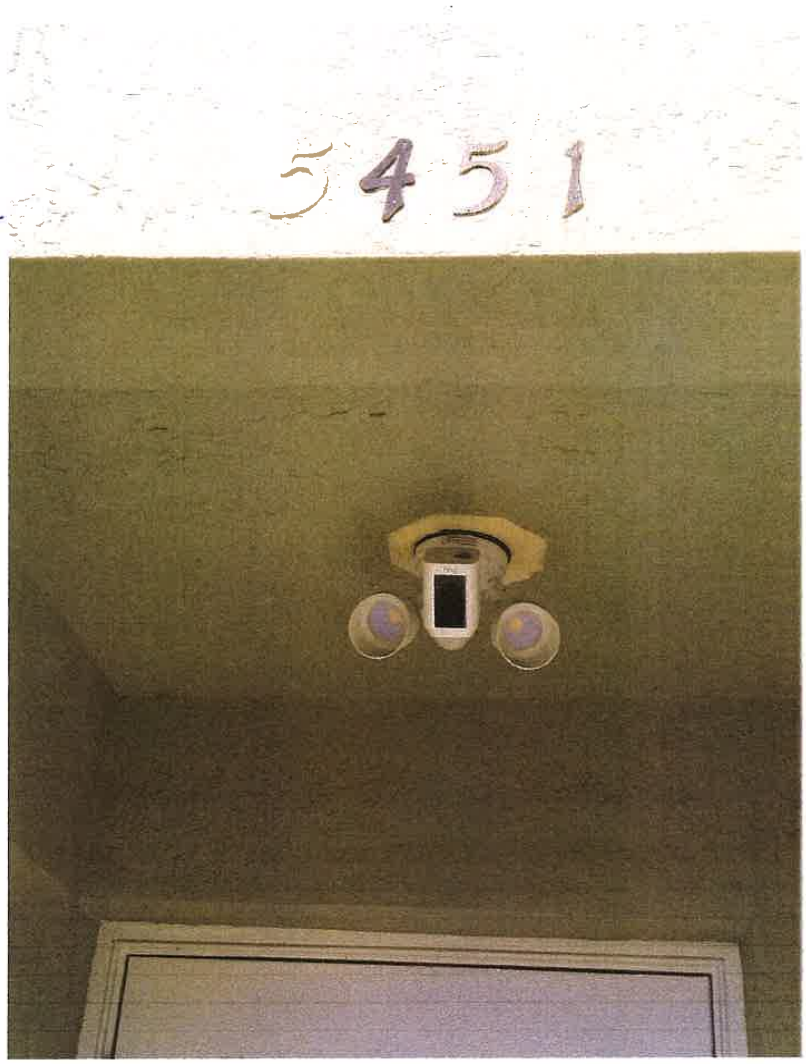

TRANE
TRANE, A BUSINESS OF
AMERICAN STANDARD
Tyler, TX 75702
Assembled in USA
1/2
1.5
200 – 230
FACTORY SHIPPED CONFIGURATION FOR REFRIGERANT 22.
1/2005
ALTERNATIVE TXV KIT INSTALLED:
YES
PACKED
REFRIGERANT 22 OR 410A ONLY. DESIGN PRESSURE 480 PSI
LIQUIDE FRIGORIGÈNE 22 OU 410A UNIQUEMENT. PRESSION NOMINALE DE 480 LB/PO2
37
40
42
45
LOW
LOW
SUITABLE FOR MOBILE HOME USE. MOTOR INTERNALLY PROTECTED
CAUTION:
ATTENTION:
LISTED SECTION OF CENTRAL
COOLING AIR CONDITIONER
OR HEAT PUMP 23MF

After Picture:
Replacement
Solar Powered
Camera
Location: Front

clairerene10@gmail.com

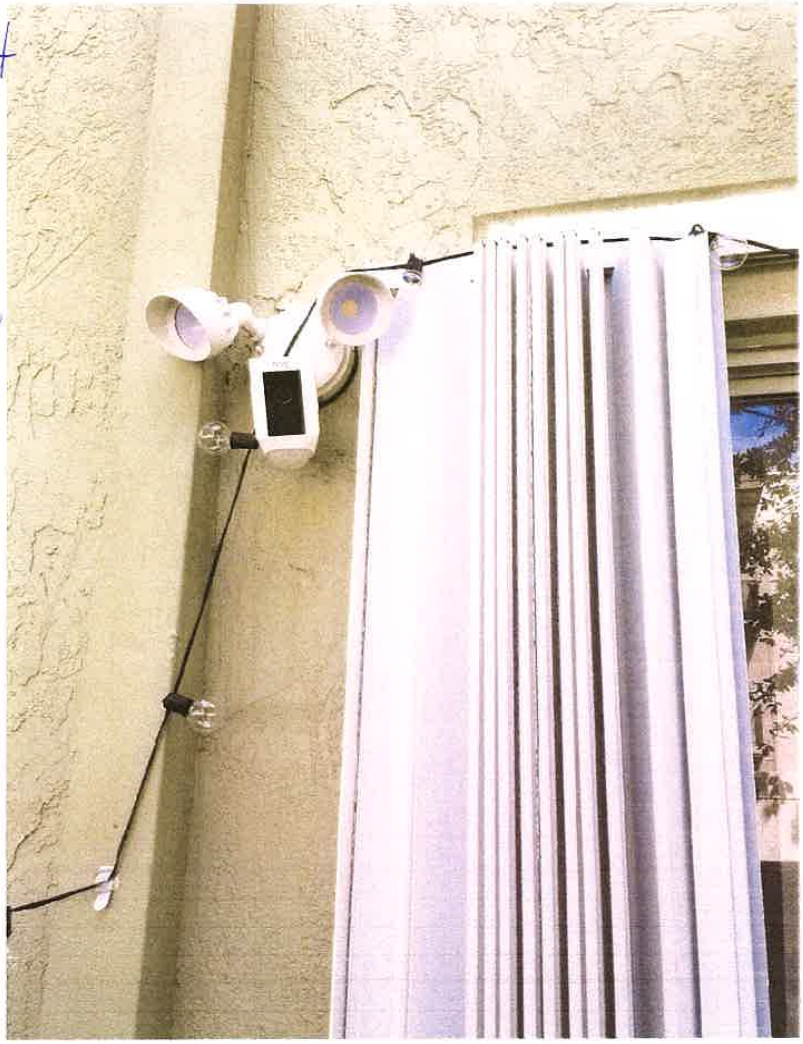
5451 SW 41st
Street
Pembroke Park, FL
33023

Before Picture
of Installed
Camera
Location: front



3451 SW 4th Street
Pembroke Park, FL
33023

Before picture:
Location: Backyard



5451 SW 41st Street
Pembroke Park, FL
33023

After picture
of Camera Removal
location: Backyard

After picture
of Camera Removal
Location: Backyard
Replaced by Solar Powered
Camera

Case Overview

Property/Incident Information

Owner	Address	Site Address
GUIRAND,MONA	5413 SW 41 ST PEMBROKE PINES, FL 33023	5413 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5674 **Date Next Inspection** 8/19/2021

Notes
1. Owner installed gazebo without a permit. Must obtain a permit with plans and inspections.
2. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/23/2021		Notice of Violation	Regular Mail
7/29/2021	8/19/2021	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: 8/19/2021
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: 8/19/2021
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: 8/19/2021

7021 0350 0001 0297 8584

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

AUG 2 - 2021

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To MONA GUIRAND

Street and Apt. No 5413 SW 41 ST

City, State, ZIP+4 PEMBROKE PARK, FL 33023
NOH # 5674

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

NOV #5674

TOWN OF PEMBROKE PARK

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

Hasler
03/23/2021
US POSTAGE $

0

Sent To:

GUIRAND,MONA

5413 SW 41 ST
PEMBROKE PINES, FL 33023

Case #:

5674

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**5413 SW 41 STREET, PEMBROKE PARK FL 33023**	**ID #**	5142 30 27 0320
Property Owner	GUIRAND, MONA	**Millage**	0613
Mailing Address	5413 SW 41 ST PEMBROKE PINES FL 33023	**Use**	01 *

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 222.09 TO POB,N 20.00, W 51.87,S 20.00,E 51.91 TO POB AKA: UNIT E-32 LA ESTANCIA

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$9,340	$177,280	$186,620	$186,620	
2020	$9,340	$143,180	$152,520	$152,520	$3,291.65
2019	$9,340	$143,970	$153,310	$144,710	$3,217.56

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$186,620	$186,620	$186,620	$186,620
Portability	0	0	0	0
Assessed/SOH 21	$186,620	$186,620	$186,620	$186,620
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$25,000	0	$25,000	$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$136,620	$161,620	$136,620	$136,620

Sales History

Date	Type	Price	Book/Page or CIN
5/21/2020	WD-Q	$200,000	116530581
10/31/2016	WD-Q	$138,000	114029973
4/14/2014	SWD-Q-DS	$100,000	112336105
2/27/2013	CET-D	$56,600	111403214
4/25/2007	SWD-Q	$254,900	43979 / 178

Land Calculations

Price	Factor	Type
$9.00	1,038	SF
Adj. Bldg. S.F. (Card, Sketch)		1322
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 2008/2007		

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:

07/29/2021

Sent To:

GUIRAND,MONA

5413 SW 41 ST
PEMBROKE PINES, FL 33023

Case #:

5674

Property Owner:

GUIRAND,MONA

5413 SW 41 ST
PEMBROKE PINES, FL 33023

Certified Mail #:

Property Description:

514230270320

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 222.09 TO POB,N 20.00, W 51.87,S 20.00,E 51.91 TO POB AKA: UNIT E-32 LA ESTANCIA

AKA:

5413 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

1. Owner installed gazebo without a permit. Must obtain a permit with plans and inspections.
2. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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.

Teressa Malcolm

Code Enforcement Officer

7/29/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
MONA GUIRAND	)	CASE NO. 5674
Respondent		

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

TO BE SERVED: MONA GUIRAND

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5413 SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MONA GUIRAND AT **8:35** **A.M.**/P.M. ON THE **2** DAY OF **AUGUST** 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 8, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

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

Sent To:	Case #:	Date:
GUIRAND,MONA 5413 SW 41 ST PEMBROKE PINES, FL 33023	5674	7/29/2021 12:00:00 AM

Property Owner:	Property Description:
GUIRAND,MONA 5413 SW 41 ST PEMBROKE PINES, FL 33023	514230270320

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 222.09 TO POB,N 20.00, W 51.87,S 20.00,E 51.91 TO POB AKA: UNIT E-32 LA ESTANCIA	5413 SW 41 ST, PEMBROKE PARK, FL 33023

08/02/2021 20:35

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
GUIRAND,MONA 5413 SW 41 ST PEMBROKE PINES, FL 33023	5674	03/23/2021

Property Owner:	Property Description:	Certified Mail #:
GUIRAND,MONA 5413 SW 41 ST PEMBROKE PINES, FL 33023	514230270320	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 222.09 TO POB,N 20.00, W 51.87,S 20.00,E 51.91 TO POB AKA: UNIT E-32 LA ESTANCIA	5413 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

Notes/Means of Correction:

1. Owner installed gazebo without a permit. Must obtain a permit with plans and inspections.
2. A double permit fee has been assessed.

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

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

Teressa Malcolm
Code Enforcement Officer

5413

Case Overview

Property/Incident Information

Owner	Address	Site Address
WEAVER,BRINDA L	5405 SW 41 ST PEMBROKE PARK, FL 33023	5405 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5678 **Date Next Inspection** 8/19/2021

Notes

1. Camera system installed without a permit, no record on file. Obtain permit with plans and inspections.
2. Verify the type of pump of equipment by the front entrance door. Obtain permit if needed. Refer to the Building Department for verification.
3. Patio slab appears to need repair at bottom or to be filled with concrete. Obtain permit with plans and inspections.
4. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/23/2021		Notice of Violation	Regular Mail
7/30/2021	8/19/2021	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: 8/19/2021
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: 8/19/2021
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: 8/19/2021

7021 0350 0001 0297 8591

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

AUG 2 - 2021

Postage
$ 6.51

Total Postage an
$ 6.96

Sent To BRENDA WEAVER

Street and Apt. N 5405 SW 41 ST

City, State, ZIP+4 PEMBROKE PARK, FL 33023

NOH # 5678

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

NOV # 5678

TOWN OF PEMBROKE PARK

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

Hasler
03/23/2021
US POSTAGE $

Sent To:

WEAVER,BRINDA L

5405 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5678

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5405 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0280
Property Owner	WEAVER, BRINDA L	Millage	0613
Mailing Address	5405 SW 41 ST PEMBROKE PARK FL 33023	Use	01 *

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 142.09 TO POB,N 20.00, W 52.04,S 20.00,W 52.08 TO POB AKA: UNIT E-28 LA ESTANCIA

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$9,370	$156,370	$165,740	$62,810	
2020	$9,370	$126,280	$135,650	$61,950	$617.30
2019	$9,370	$126,980	$136,350	$60,560	$617.03

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$165,740	$165,740	$165,740	$165,740
Portability	0	0	0	0
Assessed/SOH 10	$62,810	$62,810	$62,810	$62,810
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$12,810	0	$12,810	$12,810
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$25,000	$37,810	$25,000	$25,000

Sales History

Date	Type	Price	Book/Page or CIN
11/24/2009	SWD-Q-DS	$70,000	46716 / 318
5/4/2009	CET-T		46212 / 242
5/14/2007	SWD-Q	$235,000	44113 / 1089
4/8/2004	WD*	$600,000	37326 / 934

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	1,041	SF
Adj. Bldg. S.F. (Card, Sketch)		1166
Units		1
Eff./Act. Year Built: 2008/2007		

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:

07/30/2021

Sent To:

WEAVER,BRINDA L

5405 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5678

Property Owner:

WEAVER,BRINDA L

5405 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230270280

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 142.09 TO POB,N 20.00, W 52.04,S 20.00,W 52.08 TO POB AKA: UNIT E-28 LA ESTANCIA

AKA:

5405 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

1. Camera system installed without a permit, no record on file. Obtain permit with plans and inspections.
2. Verify the type of pump of equipment by the front entrance door. Obtain permit if needed. Refer to the Building Department for verification.
3. Patio slab appears to need repair at bottom or to be filled with concrete. Obtain permit with plans and inspections.
4. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.

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

Teressa Malcolm

Code Enforcement Officer

7/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
BRINDA WEAVER	)	CASE NO. 5678
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: BRINDA WEAVER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5405 SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: BRINDA WEAVER AT **8:34** **A.M.**/P.M. ON THE **2** DAY OF **AUGUST** 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 8, 2021, by Teress Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

WEAVER,BRINDA L

5405 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5678

Property Owner:

WEAVER,BRINDA L

5405 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230270280

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 142.08 TO POB,N 20.00, W 52.04,S 20.00,W 52.08 TO POB AKA: UNIT E-28 LA ESTANCIA

08/02/2021 20:34

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

WEAVER,BRINDA L

5405 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5678

Date:

03/23/2021

Property Owner:

WEAVER,BRINDA L

5405 SW 41 ST
PEMBROKE PARK, FL 33023

Property Description:

514230270280

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 142.09 TO POB,N 20.00, W 52.04,S 20.00,W 52.08 TO POB AKA: UNIT E-28 LA ESTANCIA

AKA:

5405 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

Notes/Means of Correction:

1. Camera system installed without a permit, no record on file. Obtain permit with plans and inspections.
2. Verify the type of pump of equipment by the front entrance door. Obtain permit if needed. Refer to the Building Department for verification.
3. Patio slab appears to need repair at bottom or to be filled with concrete. Obtain permit with plans and inspections.
4. A double permit fee has been assessed. permit. No record on file, obtain permit with plans 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.

Teressa Malcolm
Code Enforcement Officer

5405

Case Overview

Property/Incident Information

Owner	Address	Site Address
ARDEVCO LLC	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5709 **Date Next Inspection** 8/19/2021

Notes

1. Property needs to be maintained (i.e: pressure washing and painting the building).
2. Multiple door steps have cracked tile and concrete at the entrance doors and need to be replaced or repaired.
3. Noticed a rusted and wood damaged wall unit a/c installed in the third floor laundry room which needs to be replaced/repaired.
4. Unit #108 installed camera system around the property and built a fencing to divide the back yard space & Remove hurricane shutters from the patio area. Obtain a permit with plans and inspections for camera installation and fence.
5. Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.
6. Multiple lights missing shades/faces on lighting fixtures. Replace light shades/faces.
7. Multiple areas of the balconies need concrete repairs & areas around the flood lights installed at the roof edges need concrete repair. Obtain a permit with plans and inspections for concrete repairs for balconies and store front areas that are damaged.
8. Possible screen doors were replaced for the 1st floor units with the balcony areas. Obtain permits for doors that were replaced. Screens need to be replace with new screens some appear to be torn or damaged.
9. Property concrete wall has been damaged/cut in three different areas and patched with a hurricane shutter. Obtain a permit with plans and inspections to repair wall back to the original state.
10. Chain link fence needs repair from the adjourning property excess prohibited items applying pressure to chain link fence & front of the property (W Hallandale Beach Blvd) has a fallen support post. Verify with the Building Department for fence repair options.
11. Parking lot has multiple pit hole which need repair and to be re-paved and re-striped and to remain maintained.
12. Parking curbs/stomps need repair.
13. Abandoned vehicles on the property. Remove all abandoned vehicles from the property that are inoperable; all vehicles must be operable and have a current tag.
14. Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.
15. Fill in the gap within the fence alongside W Hallandale Beach Blvd with hedges and maintain the landscaping throughout the property. (Ref: Sec.28-332, 28-335)
16. A double permit fee has been assessed for any permits on this property.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/30/2021		Notice of Violation	Regular Mail
7/29/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	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: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/19/2021
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: 8/19/2021
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: 8/19/2021
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 8/19/2021

Case Overview

ZONING	Sec. 28-332. - Commercial zoned areas.	Fences, walls and hedges may be erected and maintained within the setback areas to a maximum total height of ten (10) feet. Open-weave or chain-link fences may only be used if appropriate landscape material is planted along such fence, which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting, or slats. Within twenty-five (25) feet of the intersection of two (2) streets or within fifteen (15) feet of the intersection of a private accessway/driveway and a street no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 5, 12-7-11)	Not in Compliance - Reinspection Date: 8/19/2021
ZONING	Sec. 28-335. - Miscellaneous design standards.	(a)Chain-link fencing installed along Hallandale Beach Boulevard or Pembroke Road will require supplemental landscaping to screen at least the lower three (3) feet of the fence.(b)Stucco walls must be finished and painted on both sides of the wall (facing interior lot as well as any adjoining lot, street or waterway). (c)The finished side of a wood fence shall face the street or any adjoining property with any exposed structural columns facing the interior of the lot. (Ord. No. 11-12-01, § 8, 12-7-11)	Not in Compliance - Reinspection Date: 8/19/2021

7021 0350 0001 0297 8737

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

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

OFFICIAL USE

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

Postage
$ 0.91
Total Postage and
$ 7.87
Sent To
Street and Apt. No.
City, State, ZIP+4®

Postmark Here
AUG 2 - 2021

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH # 6001, # 5709, # 5902

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

7021 0350 0001 0297 8744

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

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

OFFICIAL USE

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

Postage
$ 0.91
Total Postage and Fee
$ 7.87
Sent To
Street and Apt. No., or
City, State, ZIP+4®

Postmark Here
AUG 2 - 2021

JEFFREY FIENBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021
NOH # 5709, NOH # 5902, & NOH #6001

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

7021 0350 0001 0297 8683

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

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

OFFICIAL USE

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

Postage
$ 0.51
Total Postage and F
$ 6.96
Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark Here
AUG 2 - 2021

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH #5902

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

7021 0350 0001 0297 8607

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

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

OFFICIAL USE

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

Postage
$ 0.51
Total Postage and F
$ 6.96
Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark Here
AUG 2 - 2021

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH #5709

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

NOV # 5709

TOWN OF PEMBROKE PARK

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

Hasler
03/30/2021
US POSTAGE

Jeffrey Feinberg
4651 Sheridan St
200
Hollywood FL
33021

NOV #5709

TOWN OF PEMBROKE PARK

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

Hasler
03/30/2021
US POSTAGE

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5709

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

Detail by Entity Name

Florida Limited Liability Company
ARDEVCO, LLC

Filing Information

Document Number	L18000021942
FEI/EIN Number	82-4464614
Date Filed	01/24/2018
State	FL
Status	ACTIVE

Principal Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Mailing Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

GARONE, ANTHONY
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Title AMBR

D'ELIA, ROCCO
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/20/2020
2021	03/12/2021

Document Images

03/12/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- Florida Limited Liability	View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3181 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	ARDEVCO LLC
Mailing Address	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH FL 33009

ID #	5142 29 00 0111
Millage	0613
Use	03

Abbr Legal Description	29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS 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*	$338,330	$3,130,010	$3,468,340	$3,468,340	
2020	$338,330	$3,058,310	$3,396,640	$3,396,640	$73,305.60
2019	$338,330	$3,058,310	$3,396,640	$3,396,640	$74,162.24

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,468,340	$3,468,340	$3,468,340	$3,468,340
Portability	0	0	0	0
Assessed/SOH	$3,468,340	$3,468,340	$3,468,340	$3,468,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,468,340	$3,468,340	$3,468,340	$3,468,340

Sales History

Date	Type	Price	Book/Page or CIN
2/28/2018	QCD-T	$100	115044482
7/14/2015	WD-Q	$3,000,000	113121896
1/9/1995	WD	$1,000,000	23121 / 797
5/1/1974	QCD	$400,000	1160 / 767
9/1/1971	WD	$156,000	

Land Calculations

Price	Factor	Type
$9.00	37,592	SF
Adj. Bldg. S.F. (Card, Sketch)		28751
Units		32
Eff./Act. Year Built: 1973/1972		

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:

07/29/2021

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5709

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000111

Legal Description:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

AKA:

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	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. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
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. 28-332. - Commercial zoned areas.	Fences, walls and hedges may be erected and maintained within the setback areas to a maximum total height of ten (10) feet. Open-weave or chain-link fences may only be used if appropriate landscape material is planted along such fence, which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting, or slats. Within twenty-five (25) feet of the intersection of two (2) streets or within fifteen (15) feet of the intersection of a private accessway/driveway and a street no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 5, 12-7-11)	30
ZONING	Sec. 28-335. - Miscellaneous design standards.	(a)Chain-link fencing installed along Hallandale Beach Boulevard or Pembroke Road will require supplemental landscaping to screen at least the lower three (3) feet of the fence.(b)Stucco walls must be finished and painted on both sides of the wall (facing interior lot as well as any adjoining lot, street or waterway). (c)The finished side of a wood fence shall face the street or any adjoining property with any exposed structural columns facing the interior of the lot. (Ord. No. 11-12-01, § 8, 12-7-11)	30

1. Property needs to be maintained (i.e: pressure washing and painting the building).
2. Multiple door steps have cracked tile and concrete at the entrance doors and need to be replaced or repaired.
3. Noticed a rusted and wood damaged wall unit a/c installed in the third floor laundry room which needs to be replaced/repaired.
4. Unit #108 installed camera system around the property and built a fencing to divide the back yard space & Remove hurricane shutters from the patio area. Obtain a permit with plans and inspections for camera installation and fence.
5. Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.
6. Multiple lights missing shades/faces on lighting fixtures. Replace light shades/faces.
7. Multiple areas of the balconies need concrete repairs & areas around the flood lights installed at the roof edges need concrete repair. Obtain a permit with plans and inspections for concrete repairs for balconies and store front areas that are damaged.
8. Possible screen doors were replaced for the 1st floor units with the balcony areas. Obtain permits for doors that were replaced. Screens need to be replace with new screens some appear to be torn or damaged.
9. Property concrete wall has been damaged/cut in three different areas and patched with a hurricane shutter. Obtain a permit with plans and inspections to repair wall back to the original state.
10. Chain link fence needs repair from the adjourning property excess prohibited items applying pressure to chain link fence & front of the property (W Hallandale Beach Blvd) has a fallen support post. Verify with the Building Department for fence repair options.
11. Parking lot has multiple pit hole which need repair and to be re-paved and re-striped and to remain maintained.
12. Parking curbs/stomps need repair.
13. Abandoned vehicles on the property. Remove all abandoned vehicles from the property that are inoperable; all vehicles must be operable and have a current tag.
14. Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.
15. Fill in the gap within the fence alongside W Hallandale Beach Blvd with hedges and maintain the landscaping throughout the property. (Ref: Sec.28-332, 28-335)
16. A double permit fee has been assessed for any permits on this property.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of 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.

Teressa Malcolm

Code Enforcement Officer

7/29/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
ARDEVCO LLC	)	CASE NO. 5709
Respondent		

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

TO BE SERVED: ARDEVCO LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ARDEVCO LLC AT **11:54** **A.M.**/P.M. ON THE **2** DAY OF **AUGUST** 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 8, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/29/2021

Case #:

5709

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

08/02/2021 23:54

Property Description:

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ARDEVCO LLC 3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	5709	03/30/2021

Property Owner:	Property Description:	Certified Mail #:
ARDEVCO LLC 3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	514229000111	

Legal Description:	AKA:
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	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. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
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. 28-332. - Commercial zoned areas.	Fences, walls and hedges may be erected and maintained within the setback areas to a maximum total height of ten (10) feet. Open-weave or chain-link fences may only be used if appropriate landscape material is planted along such fence, which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting, or slats. Within twenty-five (25) feet of the intersection of two (2) streets or within fifteen (15) feet of the intersection of a private accessway/driveway and a street no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 5, 12-7-11)	30
ZONING	Sec. 28-335. - Miscellaneous design standards.	(a)Chain-link fencing installed along Hallandale Beach Boulevard or Pembroke Road will require supplemental landscaping to screen at least the lower three (3) feet of the fence.(b)Stucco walls must be finished and painted on both sides of the wall (facing interior lot as well as any adjoining lot, street or waterway). (c)The finished side of a wood fence shall face the street or any adjoining property with any exposed structural columns facing the interior of the lot. (Ord. No. 11-12-01, § 8, 12-7-11)	30

Notes/Means of Correction:

1. Property needs to be maintained (i.e: pressure washing and painting the building).
2. Multiple door steps have cracked tile and concrete at the entrance doors and need to be replaced or repaired.
3. Noticed a rusted and wood damaged wall unit a/c installed in the third floor laundry room which needs to be replaced/repaired.
4. Unit #108 installed camera system around the property and built a fencing to divide the back yard space & Remove hurricane shutters from the patio area. Obtain a permit with plans and inspections for camera installation and fence.
5. Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.
6. Multiple lights missing shades/faces on lighting fixtures. Replace light shades/faces.
7. Multiple areas of the balconies need concrete repairs & areas around the flood lights installed at the roof edges need concrete repair. Obtain a permit with plans and inspections for concrete repairs for balconies and store front areas that are damaged.
8. Possible screen doors were replaced for the 1st floor units with the balcony areas. Obtain permits for doors that were replaced. Screens need to be replace with new screens some appear to be torn or damaged.
9. Property concrete wall has been damaged/cut in three different areas and patched with a hurricane shutter. Obtain a permit with plans and inspections to repair wall back to the original state.
10. Chain link fence needs repair from the adjourning property excess prohibited items applying pressure to chain link fence & front of the property (W Hallandale Beach Blvd) has a fallen support post. Verify with the Building Department for fence repair options.
11. Parking lot has multiple pit hole which need repair and to be re-paved and re-striped and to remain maintained.
12. Parking curbs/stomps need repair.
13. Abandoned vehicles on the property. Remove all abandoned vehicles from the property that are inoperable; all vehicles must be operable and have a current tag.
14. Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.
15. Fill in the gap within the fence alongside W Hallandale Beach Blvd with hedges and maintain the landscaping throughout the property. (Ref: Sec.28-332, 28-335)
16. A double permit fee has been assessed for any permits on this property.

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

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

Teressa Malcolm
Code Enforcement Officer

3 1 8 1
03/26/2021 09:47

03/26/2021 09:21

03/26/2021 09:22

SMILE
YOU'RE ON CAMERA
03/26/2021 09:22

03/26/2021 09:22

03/26/2021 09:22

03/26/2021 09:22

03/26/2021 09:23

03/26/2021 09:23

03/26/2021 09:23

03/26/2021 09:24

03/26/2021 09:25

03/26/2021 09:27

03/26/2021 09:27

03/26/2021 09:29

03/26/2021 09:36

03/26/2021 09:36

03/26/2021 09:36

03/26/2021 09:36

03/26/2021 09:37

03/26/2021 09:37

03/26/2021 09:37

03/26/2021 09:37

03/26/2021 09:38

401
03/26/2021 09:38

03/26/2021 09:38

03/26/2021 09:38

305
403
03/26/2021 09:38

03/26/2021 09:38

03/26/2021 09:39

03/26/2021 09:39

03/26/2021 09:39

03/26/2021 09:40

03/26/2021 09:41

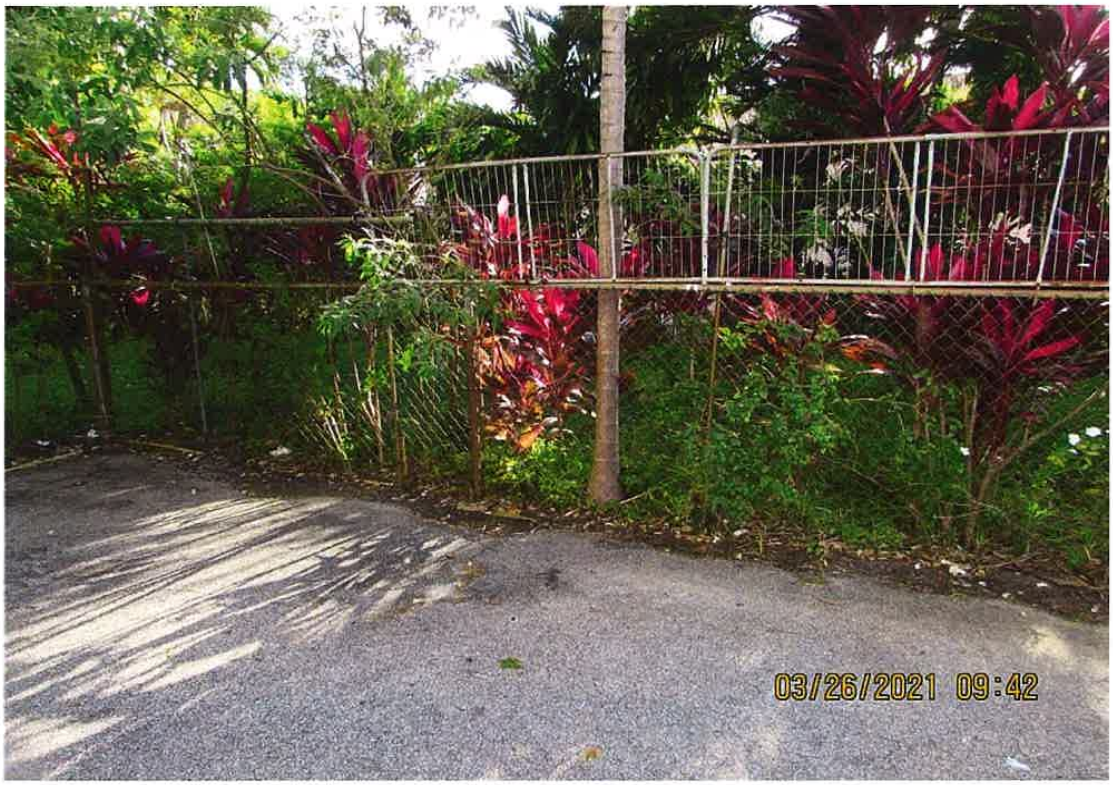
03/26/2021 09:41

03/26/2021 09:42

03/26/2021 09:42

03/26/2021 09:42

03/26/2021 09:42


03/26/2021 09:42

03/26/2021 09:42

03/26/2021 09:43

03/26/2021 09:43

03/26/2021 09:43

03/26/2021 09:43

STOP
03/26/2021 09:43

03/26/2021 09:43

403
406
03/26/2021 09:44

TOW AWAY
ZONE
03/26/2021 09:44

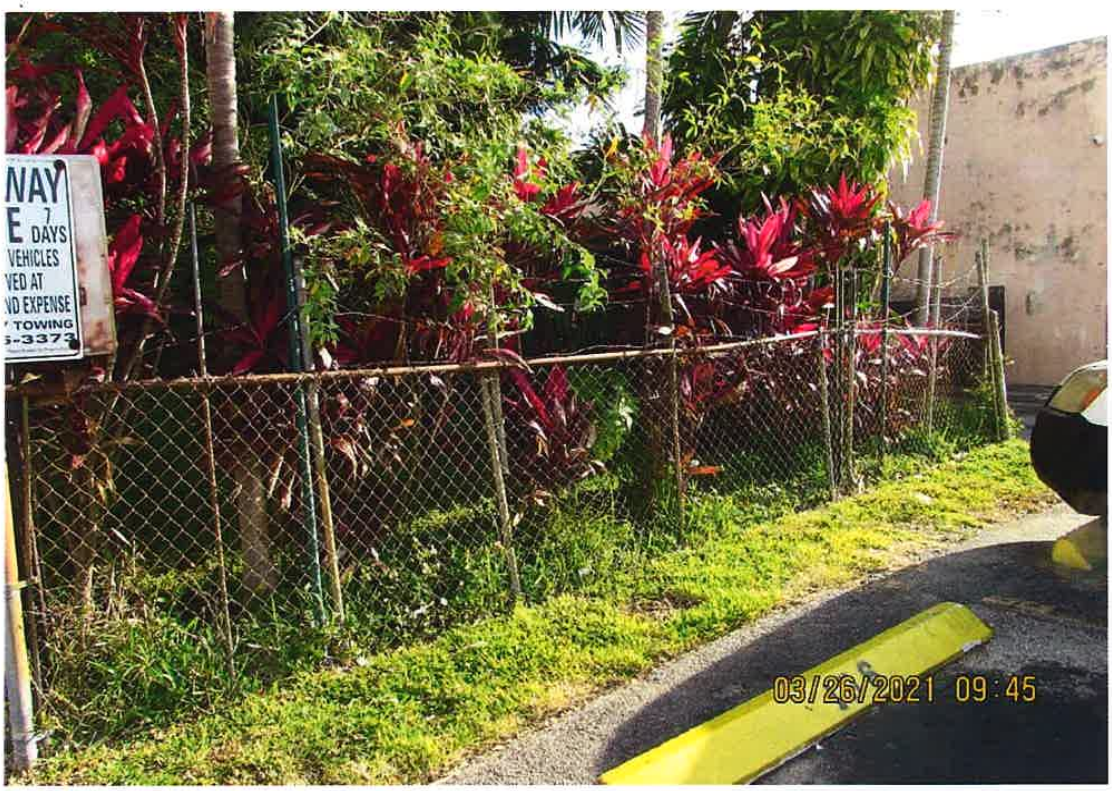
TOW AWAY
ZONE
03/26/2021 09:44

03/26/2021 09:44

TOW AWAY
ZONE
03/26/2021 09:44

GUAYANILLA
03/26/2021 09:44

TOW AWAY
24 HRS ZONE 7 DAYS
UNAUTHORIZED VEHICLES
WILL BE TOWED AT
OWNERS RISK AND EXPENSE
ALL COUNTY TOWING
954-925-3373
03/26/2021 09:44


NAY
E 7 DAYS
VEHICLES
VED AT
ND EXPENSE
TOWING
03/26/2021 09:45

03/26/2021 09:45

03/26/2021 09:45

STOP
03/26/2021 09:46

03/26/2021 09:46

03/26/2021 09:46

RESERVED
304
207
03/26/2021 09:46

RESERVED
03/26/2021 09:47

03/26/2021 09:47

03/26/2021 09:47

case #5709

Teressa Malcolm

From: Teressa Malcolm
Sent: Tuesday, June 1, 2021 11:59 AM
To: Maria Sanchez
Subject: RE: 3181 W. Hallandale Beach Blvd #300, Hallandale Beach, FL 33009

Importance: High

Ms. Sanchez:

Good morning,

It was a pleasure meeting you as well and thank you for assisting with the walk through of the property.

Your extension request has been granted due to the following items being taken care of as of 05/26/2021.
- Broken tiles fixed.
- Lamp shades covers repaired and/or replaced.

Please keep me in the loop as your progress with any changes.

Your new extension expiration date is: July 1st, 2021.

Please advised,

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: Maria Sanchez <pmeflorida@yahoo.com>
Sent: Thursday, May 27, 2021 9:33 PM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: 3181 W. Hallandale Beach Blvd #300, Hallandale Beach, FL 33009

Hi Teresssa,

It was nice meeting you. I'm requesting an extension to get the notice of violations taken care of.

Please email me back approving the extension.

Thank you,

Maria Sanchez
PROPERTY MANAGEMENT EXPERTS OF FLORIDA
20900 NE 30th Avenue
8th Floor
Aventura, Florida 33180
Office: (305) 922-7660
Cell: (305) 490-8844

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
MARCELO GARCIA	3107 SW 23 ST PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3107 SW 23 ST

Legal Description

Case Status Open **Case #** 5751 **Date Next Inspection** 8/19/2021

Notes

1. Prohibited use of outside storage. Remove all outside stored items leaving only patio furniture and plants.
2. Multiple doors were changed out prior of a permit. Obtain a permit with plans and inspections for doors.
3. Multiple windows were changed out prior of a permit. Obtain a permit with plans and inspections for windows.
4. Verify the number of occupants residing in the mobile home (appears to have multiple tenants from the division and visual on the original date of the violation).
5. Multiple additions added to the original mobile home. Obtain permits including any electrical, mechanical, and/or plumbing work with plans and inspections.
6. Florida room was added to the mobile home without permit. Obtain permit including any electrical, mechanical, and/or plumbing work with plans and inspections and to include the roofover.
7. Loose electrical wires. Verify with licensed electrician safety and obtain any permit with plans and inspections.
8. Loose pavers (trip hazard), verify with the Building Dept if a permit is needed for pavers.
9. Fence installed prior of obtaining a permit. Obtain a fence permit with plans and inspections.
10. Concrete stairs need to be secured; currently loose and placed upon one another (safety issue). Obtain a permit with plans and inspections for concrete stairs.
11. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/19/2021		Notice of Violation	Posted to Property Regular Mail
7/30/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/19/2021
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: 8/19/2021

Case Overview

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: 8/19/2021
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: 8/19/2021
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 8/19/2021

7021 0350 0001 0297 8614

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

AUG 2 - 2021

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To
MARCELO GARCIA

Street and Apt. No.,
3107 SW 23 ST

City, State, ZIP+4®
PEMBROKE PARK, FL 33009
NOH # 5751

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

7021 0350 0001 0297 8621

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

AUG 2 - 2021

Postage
$ 0.51

Total Postage and Fe
$ 6.96

Sent To
DAVID ZELL

Street and Apt. No., o
140 GREENS RD

City, State, ZIP+4®
HOLLYWOOD, FL 33021
NOH # 5751

PS Form 3800, April 2015

NOV # 5751

TOWN OF PEMBROKE PARK

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

Hasler
04/19/2021
US POSTAGE $C
01

marcelo garcia
3107 SW 23 St
Pembroke Park
FL 33009

NOV # 5751

TOWN OF PEMBROKE PARK

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

Hasler
04/19/2021
US POSTAGE $C
01

Sent To:

MARCELO GARCIA

3107 SW 23 ST
PEMBROKE PARK, FL 33009

Case #:

5751

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009	ID #	5142 20 00 0520
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS	Millage	0613
		Use	28
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021		

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,749,190		$2,749,190	$2,378,150	
2020	$2,553,240		$2,553,240	$2,161,960	$49,204.34
2019	$1,965,420		$1,965,420	$1,965,420	$42,912.97

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,749,190	$2,749,190	$2,749,190	$2,749,190
Portability	0	0	0	0
Assessed/SOH	$2,378,150	$2,749,190	$2,378,150	$2,378,150
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,378,150	$2,749,190	$2,378,150	$2,378,150

Sales History

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

Land Calculations

Price	Factor	Type
$7.00	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

MARCELO GARCIA

3107 SW 23 ST
PEMBROKE PARK, FL 33009

Case #:

5751

Property Owner:

MARCELO GARCIA

3107 SW 23 ST
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 #3107 SW 23 ST

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require 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
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

1. Prohibited use of outside storage. Remove all outside stored items leaving only patio furniture and plants.
2. Multiple doors were changed out prior of a permit. Obtain a permit with plans and inspections for doors.
3. Multiple windows were changed out prior of a permit. Obtain a permit with plans and inspections for windows.
4. Verify the number of occupants residing in the mobile home (appears to have multiple tenants from the division and visual on the original date of the violation).
5. Multiple additions added to the original mobile home. Obtain permits including any electrical, mechanical, and/or plumbing work with plans and inspections.
6. Florida room was added to the mobile home without permit. Obtain permit including any electrical, mechanical, and/or plumbing work with plans and inspections and to include the roofover.
7. Loose electrical wires. Verify with licensed electrician safety and obtain any permit with plans and inspections.
8. Loose pavers (trip hazard), verify with the Building Dept if a permit is needed for pavers.
9. Fence installed prior of obtaining a permit. Obtain a fence permit with plans and inspections.
10. Concrete stairs need to be secured; currently loose and placed upon one another (safety issue). Obtain a permit with plans and inspections for concrete stairs.
11. 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 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.

Teressa Malcolm

Code Enforcement Officer

7/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
MARCELO GARCIA	)	CASE NO. 5751
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: MARCELO GARCIA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3107 SW 23 ST, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MARCELO GARCIA AT **11:30** **A.M.**/P.M. ON THE **2** DAY OF **AUGUST** 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.

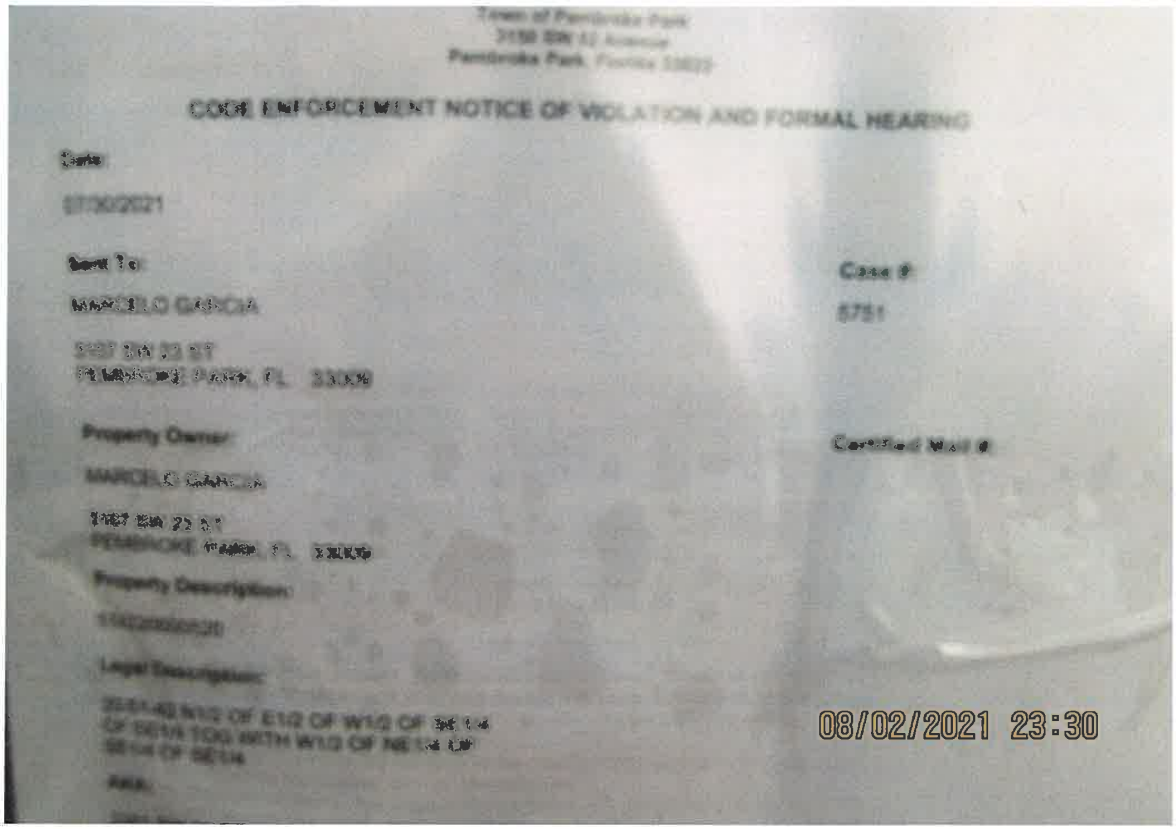
AFFIANT

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 8, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/30/2021

Sent To:
MARCELO GARCIA
3107 SW 22 ST
PEMBROKE PARK, FL 33009

Case #:
5751

Property Owner:
MARCELO GARCIA
3107 SW 22 ST
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
[illegible]

Legal Description:
[illegible] W1/2 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

Area:

08/02/2021 23:30

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MARCELO GARCIA 3107 SW 23 ST PEMBROKE PARK, FL 33009	5751	04/19/2021

Property Owner:	Property Description:	Certified Mail #:
MARCELO GARCIA 3107 SW 23 ST 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 #3107 SW 23 ST

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require 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
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

Notes/Means of Correction:

1. Prohibited use of outside storage. Remove all outside stored items leaving only patio furniture and plants.
2. Multiple doors were changed out prior of a permit. Obtain a permit with plans and inspections for doors.
3. Multiple windows were changed out prior of a permit. Obtain a permit with plans and inspections for windows.
4. Verify the number of occupants residing in the mobile home (appears to have multiple tenants from the division and visual on the original date of the violation).
5. Multiple additions added to the original mobile home. Obtain permits including any electrical, mechanical, and/or plumbing work with plans and inspections.
6. Florida room was added to the mobile home without permit. Obtain permit including any electrical, mechanical, and/or plumbing work with plans and inspections and to include the roofover.
7. Loose electrical wires. Verify with licensed electrician safety and obtain any permit with plans and inspections.
8. Loose pavers (trip hazard), verify with the Building Dept if a permit is needed for pavers.
9. Fence installed prior of obtaining a permit. Obtain a fence permit with plans and inspections.
10. Concrete stairs need to be secured; currently loose and placed upon one another (safety issue). Obtain a permit with plans and inspections for concrete stairs.
11. 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

Name Current Tenant

Date 4.15.2021

Site Address 3107 SW 23 St
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 - 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)
multiple Additions built w/o permit, Doors changed out, windows changed out, pavers are loose, prohibited use of storage, Florida/Carport converted etc.

Corrective Action(s)
obtain permits for the above and remove prohibited items from property - refer to NOV that will be mailed.

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

☑ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30 days

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

T. Malcolm
Code Enforcement Officer

Posted
Received by

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

Town of Pembroke Park
Notice of Violation Notice

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

Name Current tenant

Date 4.15.2021

Site Address 3107 SW 23St

Case # _____

Pembroke Park FL 33009

Sub/Park _____

Permit # _____

☐ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☐ Violation of Town Ordinance # 5-105-12-48

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

multiple additions built w/o permit, doors changed out, windows changed out, pavers are loose, prohibited use of storage, flooring/carpet converted etc.

Corrective Action(s)

obtain permits for the above and remove prohibited items from property - refer to NOV that will be mailed.

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical

☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30 days

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

Code Enforcement Officer _____

Received by Posted

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

3107
04/15/2021 13:53

04/15/2021 13:53

04/15/2021 13:53

04/15/2021 13:53

04/15/2021 13:53

04/15/2021 13:53

04/15/2021 13:53

04/15/2021 13:52

04/15/2021 13:52

04/15/2021 13:52

04/15/2021 13:52

04/15/2021 13:52

04/15/2021 13:52

04/15/2021 13:52

04/15/2021 13:52

04/15/2021 13:51

04/15/2021 13:51

04/15/2021 13:51

04/15/2021 13:51

04/15/2021 13:51

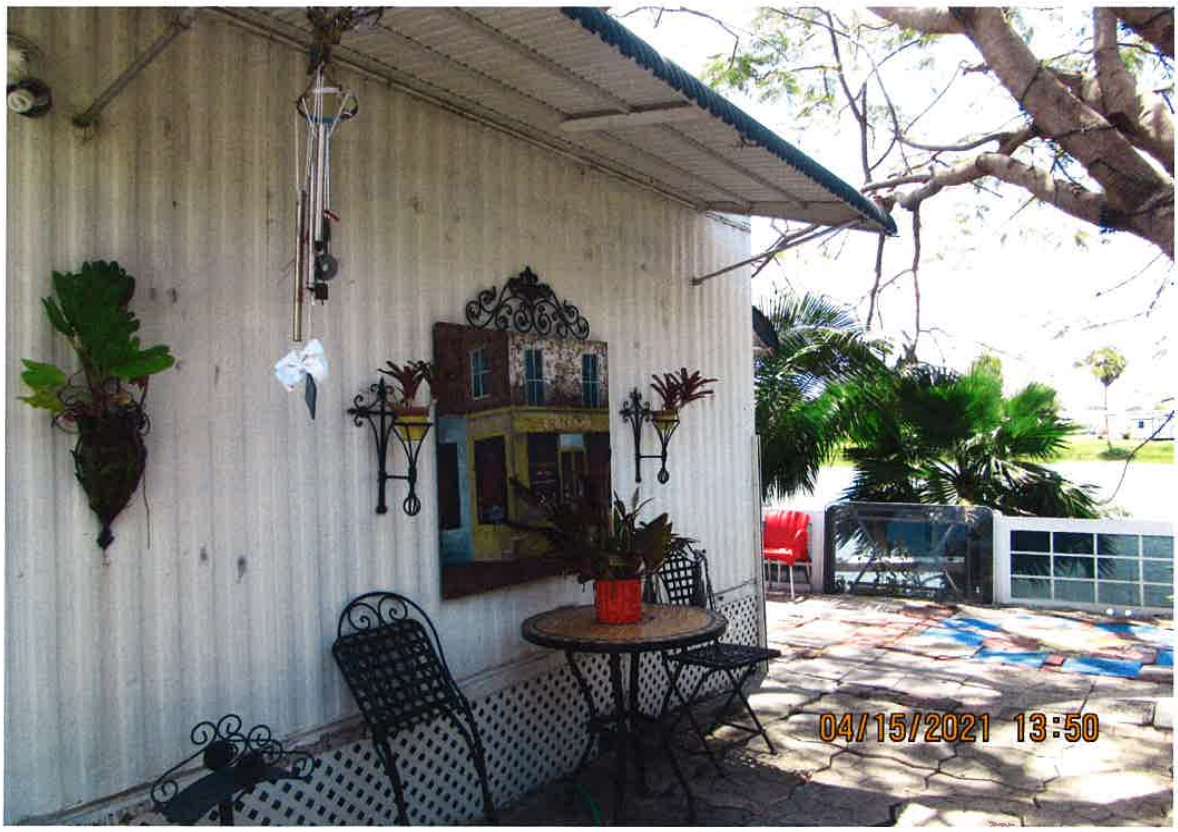
04/15/2021 13:50

04/15/2021 13:50

04/15/2021 13:50

04/15/2021 13:50

04/15/2021 13:50


04/15/2021 13:50

04/15/2021 13:49

04/15/2021 13:49

04/15/2021 13:49

04/15/2021 13:49

04/15/2021 13:49

04/15/2021 13:49

04/15/2021 13:49

04/15/2021 13:45

WELCOME
04/15/2021 13:45

04/15/2021 13:45

04/15/2021 13:45

3107
04/15/2021 14:05

Town of Pembroke Park
Notice of Violation Notice
STOP ALL WORK
04/15/2021 14:04

04/15/2021 13:55

NO
PARKING
ANY
TIME
3107
04/15/2021 13:54

Case Overview

Property/Incident Information

Owner	Address	Site Address
ELIZABETH BELAUNDE	108 LORI LANE PEMBROKE PARK, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #108 Lori Lane

Legal Description

Case Status Open **Case #** 5831 **Date Next Inspection** 8/19/2021

Notes

1. A/c changed out without a permit. Obtain a permit for the removal of old unit and installation of the (3) split systems installed currently with any plans and inspections.
2. New concrete walk way/side walk added without a permit. Obtain a permit for the walk way/side walk with plans and inspections.
3. New wired camera system installed prior of obtaining a permit. Obtain a permit for the camera system with plans and inspections.
4. New light fixtures added without a permit. Obtain a permit for the light fixtures with plans and inspections.
5. New stairs added without a permit. Obtain a permit for the stairs with plans and inspections.
6. Multiple additions and roof overs added without a permit. Obtain a permit for the additions including any electrical, mechanical, or plumbing and the roof overs with plans and inspections.
7. Demo of railings without a permit. Obtain a after the fact permit for the demo of the railings.
8. New windows and doors including the double doors at entrance. Obtain a permit for the doors and windows that were replaced with plans and inspections.
9. New patio area was added to the mobile home without permits. Obtain a permit for the patio area with plans and inspections.
10. Carport was demo without a permit. Obtain a after the fact permit for the carport with plans and inspections.
11. Mobile home is divided with multiple tenants. Schedule an inspection with the Officer to verify the number of occupants residing in the home.
12. Prohibited use of outside storage. Remove outside stored items leaving only patio furniture.
13. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/10/2021		Notice of Violation	Posted to Property Regular Mail
7/30/2021	8/19/2021	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: 8/19/2021
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: 8/19/2021

Case Overview

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 8/19/2021
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 8/19/2021

7021 0350 0001 0297 8652

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To
VCORP SERVICES LLC
5011 S STATE ROAD 7 STE 106
DAVIE, FL 33314
NOH # 5831

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

Postmark Here
AUG 2 - 2021

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

7021 0350 0001 0297 8645

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 Fe
$ 6.96

Sent To
LAKESHORE MOBILE HOME PARK LLC
2701 S PARK ROAD
PEMBROKE PARK, FL 33009
NOH #5831

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

Postmark Here
AUG 2 - 2021

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

7021 0350 0001 0297 8638

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To
ELIZABETH BELAUNDE
108 LORI LANE
PEMBROKE PARK, FL 33009
NOH # 5831

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

Postmark Here
AUG 2 - 2021

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

NOV #5831

TOWN OF PEMBROKE PARK

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

Hasler
05/10/2021
US POSTAGE $0

01

Sent To:

ELIZABETH BELAUNDE

108 LORI LANE
PEMBROKE PARK, FL 33009

Case #:

5831

NOV #5831

TOWN OF PEMBROKE PARK

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

Hasler
05/10/2021
US POSTAGE $0

011

Lakeshore Mobile Home Park LLC
6400 Telegraph RD #200
Bloomfield Township,
MI
48301

NOV #5831

TOWN OF PEMBROKE PARK

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

Hasler
05/10/2021
US POSTAGE $0

01

Lakeshore Mobile Home Park LLC
2701 S Park RD
Pemberoke Park
FL 33009

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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
5011 SOUTH STATE ROAD 7, STE. 106
DAVIE, FL 33314

Name Changed: 08/19/2014

Address Changed: 08/19/2014

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
6400 TELEGRAPH ROAD,

SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2019	03/21/2019
2020	01/23/2020
2021	01/11/2021

Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

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

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

Property Assessment Value

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

ELIZABETH BELAUNDE

108 LORI LANE
PEMBROKE PARK, FL 33009

Case #:

5831

Property Owner:

ELIZABETH BELAUNDE

108 LORI LANE
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 #108 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

HEALTH AND SANITATION	Sec. 12-48. - 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
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

1. A/c changed out without a permit. Obtain a permit for the removal of old unit and installation of the (3) split systems installed currently with any plans and inspections.
2. New concrete walk way/side walk added without a permit. Obtain a permit for the walk way/side walk with plans and inspections.
3. New wired camera system installed prior of obtaining a permit. Obtain a permit for the camera system with plans and inspections.
4. New light fixtures added without a permit. Obtain a permit for the light fixtures with plans and inspections.
5. New stairs added without a permit. Obtain a permit for the stairs with plans and inspections.
6. Multiple additions and roof overs added without a permit. Obtain a permit for the additions including any electrical, mechanical, or plumbing and the roof overs with plans and inspections.
7. Demo of railings without a permit. Obtain a after the fact permit for the demo of the railings.
8. New windows and doors including the double doors at entrance. Obtain a permit for the doors and windows that were replaced with plans and inspections.
9. New patio area was added to the mobile home without permits. Obtain a permit for the patio area with plans and inspections.
10. Carport was demo without a permit. Obtain a after the fact permit for the carport with plans and inspections.
11. Mobile home is divided with multiple tenants. Schedule an inspection with the Officer to verify the number of occupants residing in the home.
12. Prohibited use of outside storage. Remove outside stored items leaving only patio furniture.
13. 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 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.

Teressa Malcolm

Code Enforcement Officer

7/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
ELIZABETH BELAUNDE	)	CASE NO. 5831
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: ELIZABETH BELAUNDE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 108 LORI LANE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ELIZABETH BELAUNDE
AT **10:59** **A.M.**/P.M. ON THE **2** DAY OF **AUGUST** 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.

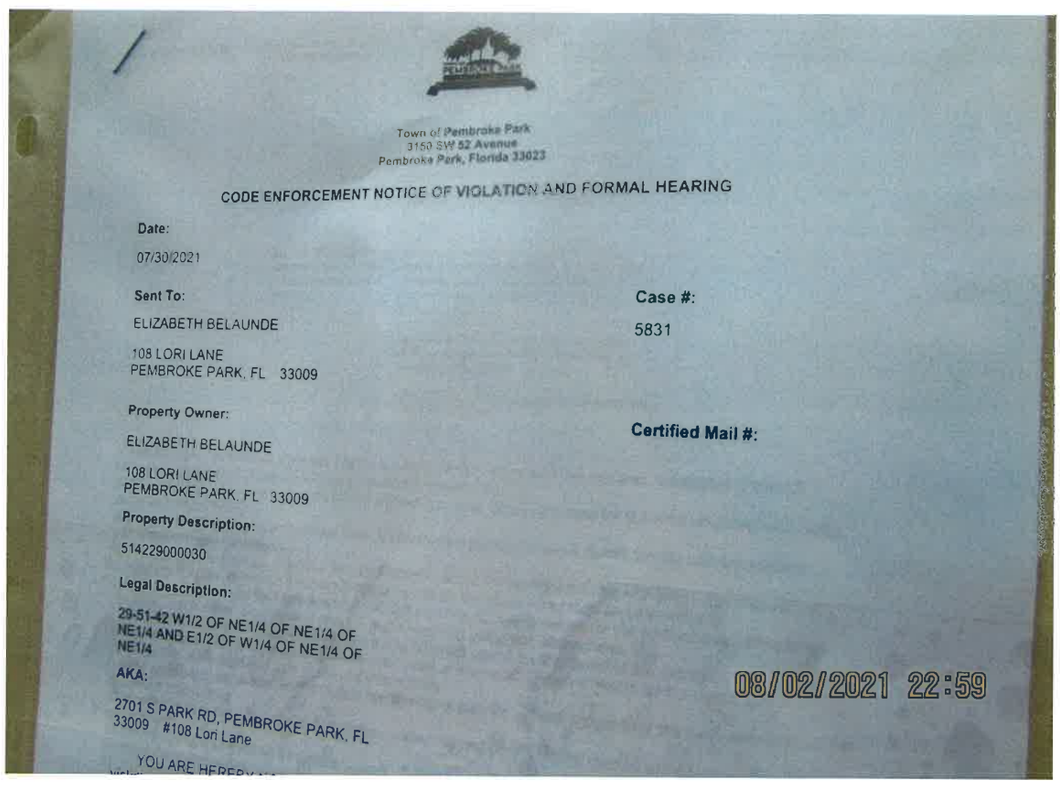
AFFIANT

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 8, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

ELIZABETH BELAUNDE

108 LORI LANE
PEMBROKE PARK, FL 33009

Case #:

5831

Property Owner:

ELIZABETH BELAUNDE

108 LORI LANE
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 #108 Lori Lane

YOU ARE HEREBY

08/02/2021 22:59

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ELIZABETH BELAUNDE 108 LORI LANE PEMBROKE PARK, FL 33009	5831	05/10/2021

Property Owner:	Property Description:	Certified Mail #:
ELIZABETH BELAUNDE 108 LORI LANE 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 #108 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - 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

ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

Notes/Means of Correction:

1. A/c changed out without a permit. Obtain a permit for the removal of old unit and installation of the (3) split systems installed currently with any plans and inspections.
2. New concrete walk way/side walk added without a permit. Obtain a permit for the walk way/side walk with plans and inspections.
3. New wired camera system installed prior of obtaining a permit. Obtain a permit for the camera system with plans and inspections.
4. New light fixtures added without a permit. Obtain a permit for the light fixtures with plans and inspections.
5. New stairs added without a permit. Obtain a permit for the stairs with plans and inspections.
6. Multiple additions and roof overs added without a permit. Obtain a permit for the additions including any electrical, mechanical, or plumbing and the roof overs with plans and inspections.
7. Demo of railings without a permit. Obtain a after the fact permit for the demo of the railings.
8. New windows and doors including the double doors at entrance. Obtain a permit for the doors and windows that were replaced with plans and inspections.
9. New patio area was added to the mobile home without permits. Obtain a permit for the patio area with plans and inspections.
10. Carport was demo without a permit. Obtain a after the fact permit for the carport with plans and inspections.
11. Mobile home is divided with multiple tenants. Schedule an inspection with the Officer to verify the number of occupants residing in the home.
12. Prohibited use of outside storage. Remove outside stored items leaving only patio furniture.
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

Name Elizabeth Belaunde Date 5.7.2021

Site Address 108 Lori Lane Case # _____

Pembroke Park FL 33009 Sub/Park Lakeshore M/H

Permit # _____

☐ ***STOP ALL WORK**
☒ No Building Permit
☐ Violation of Florida Building Code # _____
☒ Violation of Town Ordinance # 5-105; 12-48 12-272(A)
☐ NFPA # _____

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

Violation (s)
~~OBTA~~ No permit for A/C unit change out to the (3) mini split system, new concrete sidewalk/walkway, camera system, light fixture, multiple ~~Addition~~, patio area, new stairs removal of ~~Stai~~ railings.

Corrective Action(s)
Obtain permits for A/C (3) mini split system, cameras, walkway, light fixtures additions, roof overs, patio, + confirm number of occupants in M/H since M/H is divided.

☒ 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.

Spoke w/ Elizabeth

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

05/07/2021 12:26

05/07/2021 12:26

#A
05/07/2021 12:42

05/07/2021 12:29

SPLIT TYPE AIR CONDITIONER
INDOOR MODEL
OUTDOOR MODEL
POWER SOURCE
CAPACITY
DESIGN PRESSURE
REFRIGERANT
INDOOR FAN MOTOR LOAD
OUTDOOR FAN MOTOR LOAD
COMPRESSOR LOAD
Premium
05/07/2021 12:29

05/07/2021 12:29

#A
05/07/2021 12:28

05/07/2021 12:28

2
05/07/2021 12:28

SPLIT TYPE AIR CONDITIONER
INDOOR MODEL PIAW91690A
OUTDOOR MODEL PIAW91700B
POWER SOURCE 115V~60Hz, 1Ph
CAPACITY COOLING HEATING
DESIGN PRESSURE Hi 550 PSIG Lo 340 PSIG
REFRIGERANT
INDOOR FAN MOTOR LOAD 0.3A
OUTDOOR FAN MOTOR LOAD 0.6A
COMPRESSOR LOAD 11.5A
COMPRESSOR LOCKED ROTOR AMPS
MINIMUM CIRCUIT AMPACITY(INDOOR) 2.0A
MAX FUSE(INDOOR) 15.0A
MINIMUM CIRCUIT AMPACITY(OUTDOOR) 15.0A
MAX FUSE(OUTDOOR) 25.0A
INDOOR UPC:715888083572
OUTDOOR UPC:715888083589
CONFORMS TO UL STD. 1995 CERTIFIED TO CSA STD. C22.2 No.236
Intertek 3070293
SEE THE BAR CODE FOR THE PRODUCED DATE
Premium
05/07/2021 12:28

Premium
05/07/2021 12:28

SPLIT TYPE AIR CONDITIONER
INDOOR MODEL
OUTDOOR MODEL
POWER SOURCE
CAPACITY
COOLING
HEATING
DESIGN PRESSURE
REFRIGERANT
INDOOR FAN MOTOR LOAD
OUTDOOR FAN MOTOR LOAD
COMPRESSOR LOAD
COMPRESSOR LOCKED ROTOR AMPS
MINIMUM CIRCUIT AMPACITY(INDOOR)
MAX FUSE(INDOOR)
MINIMUM CIRCUIT AMPACITY(OUTDOOR)
MAX FUSE(OUTDOOR)
INDOOR UPC: 715588083572
OUTDOOR UPC: 715588083589
CONFORMS TO UL STD. 1995
CERTIFIED TO CSA STD. C22.2
Intertek 3070293
SEE THE BAR CODE FOR THE PRODUCED DATE
Premium
05/07/2021 12:28

05/07/2021 12:28

05/07/2021 12:28

05/07/2021 12:26

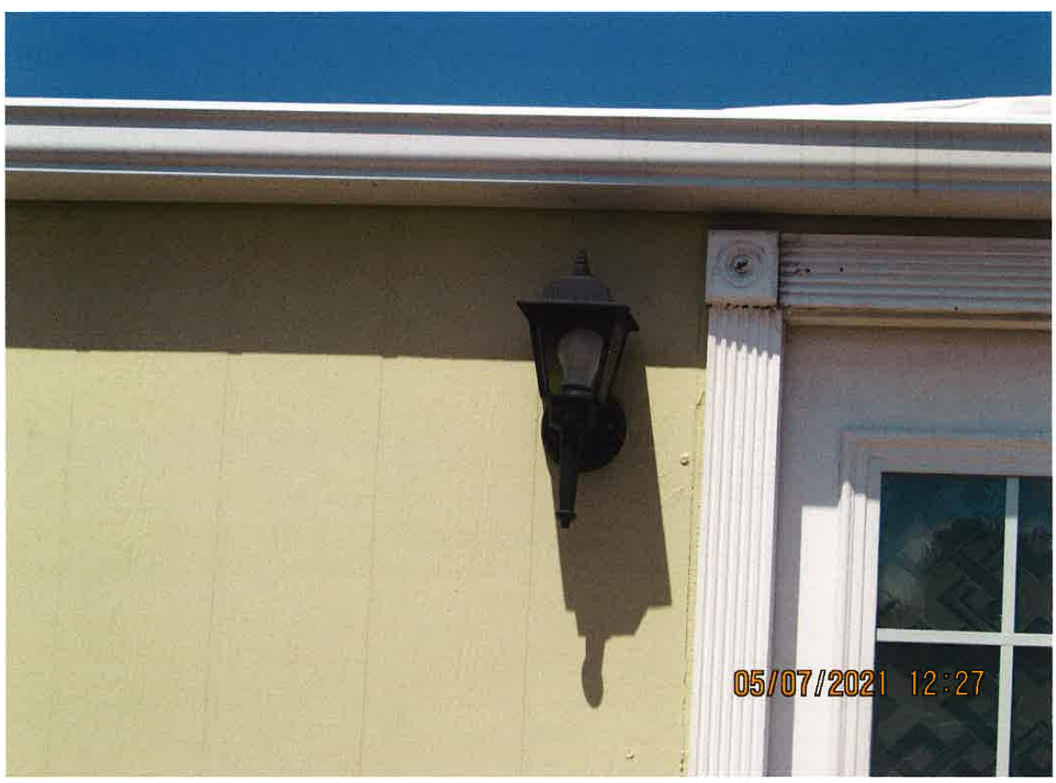
05/07/2021 12:28

05/07/2021 12:27

108
05/07/2021 12:27

05/07/2021 12:27

05/07/2021 12:27


05/07/2021 12:27

Case Overview

Property/Incident Information

Owner	Address	Site Address
SULLIVAN,JOHN SULLIVAN,JANICE	30 PEARSON ST SAUGUS, MA 01906	427 MARINE DR, PEMBROKE PARK, FL 33009 381

Legal Description

Case Status Open **Case #** 5833 **Date Next Inspection** 8/19/2021

Notes

1. A/c change out prior of the permit issuance. process # 93200.
2. New a/c slab was poured Obtain permit with plans and inspections for slab.
3. Verify with Building Dept if both patio areas are permitted and carport. if not obtain a permit for the carport and (2) patios.
4. Electrical added to entrance steps (lights in steps). Obtain a permit for the electrical in the steps.
5. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/10/2021		Notice of Violation	Hand
7/30/2021	8/19/2021	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: 8/19/2021
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: 8/19/2021

7021 0350 0001 0297 8676

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To

Street and Apt. No.,

City, State, ZIP+4®

JANICE & JOHN SULLIVAN
30 PEARSON ST
SAUGUS, MA 01906
NOH # 5833

Postmark Here

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

7021 0350 0001 0297 8669

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
$ 0.51

Sent To
6.96

Street and Apt. No., or P

City, State, ZIP+4®

JANICE & JOHN SULLIVAN
427 MARINE DR
PEMBROKE PARK, FL 33009
NOH # 5833

Postmark Here

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

TOWN OF PEMBROKE PARK

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

Hasler
05/10/2021
US POSTAGE $0
01

Sent To:

SULLIVAN,JOHN
SULLIVAN,JANICE

30 PEARSON ST
SAUGUS, MA 01906

Case #:

5833

NOV # 5833

TOWN OF PEMBROKE PARK

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

Hasler
05/10/2021
US POSTAGE $0(
011

Janice + John Sullivan
427 marine Drive
Pembroke Park
FL
33009

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	427 MARINE DRIVE #381, PEMBROKE PARK FL 33009	ID #	5142 29 NN 5070
Property Owner	SULLIVAN, JOHN SULLIVAN, JANICE	Millage	0613
Mailing Address	30 PEARSON ST SAUGUS MA 01906	Use	05
Abbr Legal Description	PARK LAKE INC CO-OP LOT 381		

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*	$40,000	$55,150	$95,150	$95,150	
2020	$40,000	$54,240	$94,240	$94,240	$2,033.86
2019	$40,000	$63,790	$103,790	$103,790	$2,266.16

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$95,150	$95,150	$95,150	$95,150
Portability	0	0	0	0
Assessed/SOH	$95,150	$95,150	$95,150	$95,150
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	$95,150	$95,150	$95,150	$95,150

Sales History

Date	Type	Price	Book/Page or CIN
2/18/2017	CPT-T	$100	114217737
5/20/2016	CPT-T	$100	113799369
11/17/2011	CPT-D	$1,243	48379 / 137
2/21/2007	CPT-T	$100	43716 / 819
6/22/2001	CPT	$100	31833 / 1353

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		845
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1991/1990		

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:

07/30/2021

Sent To:

SULLIVAN,JOHN
SULLIVAN,JANICE

30 PEARSON ST
SAUGUS, MA 01906

Case #:

5833

Property Owner:

SULLIVAN,JOHN
SULLIVAN,JANICE

30 PEARSON ST
SAUGUS, MA 01906

Certified Mail #:

Property Description:

514229NN5070

Legal Description:

PARK LAKE INC CO-OP LOT 381

AKA:

427 MARINE DR, PEMBROKE PARK, FL
33009 381

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/10/2021 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. A/c change out prior of the permit issuance. process # 93200.
2. New a/c slab was poured Obtain permit with plans and inspections for slab.
3. Verify with Building Dept if both patio areas are permitted and carport. if not obtain a permit for the carport and (2) patios.
4. Electrical added to entrance steps (lights in steps). Obtain a permit for the electrical in the steps.
5. 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 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.

Teressa Malcolm

Code Enforcement Officer

7/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
JANICE & JOHN SULLIVAN	)	CASE NO. 5833
Respondent		

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

TO BE SERVED: JANICE & JOHN SULLIVAN

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 427 MARINE DRIVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: JANICE & JOHN SULLIVAN
AT **9:52** **A.M.**/P.M. ON THE **2** DAY OF **AUGUST** 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 8th day of 8, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

SULLIVAN,JOHN
SULLIVAN,JANICE

30 PEARSON ST
SAUGUS, MA 01906

Case #:

5833

Property Owner:

SULLIVAN,JOHN
SULLIVAN,JANICE

30 PEARSON ST
SAUGUS, MA 01906

Certified Mail #:

Property Description:

514229NN5070

Legal Description:

PARK LAKE INC CO-OP LOT 381

08/02/2021 21:52

AKA:

427 MARINE DR, PEMBROKE PARK, F

08/02/2021 21:52

08/02/2021 21:52

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
SULLIVAN,JOHN SULLIVAN,JANICE 30 PEARSON ST SAUGUS, MA 01906	5833	05/10/2021

Property Owner:	Property Description:	Certified Mail #:
SULLIVAN,JOHN SULLIVAN,JANICE 30 PEARSON ST SAUGUS, MA 01906	514229NN5070	

Legal Description:	AKA:
PARK LAKE INC CO-OP LOT 381	427 MARINE DR, PEMBROKE PARK, FL 33009 381

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/10/2021 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. A/c change out prior of the permit issuance. process # 93200.
2. New a/c slab was poured Obtain permit with plans and inspections for slab.
3. Verify with Building Dept if both patio areas are permitted and carport. if not obtain a permit for the carport and (2) patios.
4. Electrical added to entrance steps (lights in steps). Obtain a permit for the electrical in the steps.
5. 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

Name John + Janice Sullivan Date 5.7.2021

Site Address 427 Marine Drive Case #

Pembroke Park FL 33009 Sub/Park Park Lake.

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)

Starting A/C change out prior of obtaining the permit. Documents submitted but permit not issued # 93200) verify w/ Building Dept patios + carport was permitted with lights on carport + lights in patio stairs.

Corrective Action(s)

obtain the permit for the A/C change out. I with the new slab

☐ Structural ☐ Plumbing ☑ Mechanical ☐ Electrical

☑ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other

☑ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days):

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

T. Malcolm
Code Enforcement Officer

Received by

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

05/07/2021 11:39

05/07/2021 11:39

05/07/2021 11:39

05/07/2021 11:39

05/07/2021 11:39

05/07/2021 11:38

05/07/2021 11:38

Royal Cove
05/07/2021 11:38

427
05/07/2021 11:38

427
05/07/2021 11:38

100% GUARANTEED
Serving South Florida Since 1969
AAA MODERN AIR
Residential & Commercial
SALES · SERVICE
DESIGN · INSTALLATION
1-877-524-7774
www.AAAMODERNAIR.com
NOW HIRING
TECHNICIANS &
INSTALLERS
Call: 954.868.7848
FREE ESTIMATES
#66
CAC-1813234
05/07/2021 11:36

05/07/2021 11:36

427
05/07/2021 11:36

AAA MODERN AIR
#66
CAC 1813234
SALES · SERVICE
DESIGN · INSTALLATION
1-877-524-7774
05/07/2021 11:35

05/07/2021 11:35

05/07/2021 11:49

05/07/2021 11:49

05/07/2021 11:49

05/07/2021 11:42

05/07/2021 11:42

05/07/2021 11:41

05/07/2021 11:41

05/07/2021 11:41

05/07/2021 11:41

05/07/2021 11:41

05/07/2021 11:40

AAA
MODERN A
1-87
05/07/2021 11:40

CATED
ZONTAL
2 HIGH ONLY
05/07/2021 11:39

DEDICATED
HORIZONTAL
LIFT 2 HIGH ONLY
05/07/2021 11:39

05/07/2021 11:39

05/07/2021 11:39

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

Sent To:	Case #:	Date:
SULLIVAN,JOHN SULLIVAN,JANICE 30 PEARSON ST SAUGUS, MA 01906	5833	5/10/2021 12:00:00 AM

Property Owner:	Property Description:
SULLIVAN,JOHN SULLIVAN,JANICE 30 PEARSON ST SAUGUS, MA 01906	514229NN5070

Legal Description:	AKA:
PARK LAKE INC CO-OP LOT 381	427 MARINE DR, PEMBROKE PARK, FL 33009 381

Mailing Purposes Only

Plan Review Status

Process #: 6563	**Permit #:** B0700222	**Master Permit:** B0700222
Status: Closed		

View	Status	Review Requirements	Date	Reviewer
Details	Approved	PLANS/APPLICATION AT FRONT COUNTER	03/07/07	CARROLL INTIHAR, ADM.ASST.
Details	Approved	ZONING-PLAN APPROVAL	03/06/07	TODD LARSON, PUBLIC WKS DIR.
Details	Approved	BLDG-STRUCTURAL-PLAN APPROVAL	03/06/07	ED BABIK 954-921-3312
Details	Approved	SUSP/VIOL/INFRAC AGAINST THIS CONTRACTOR	03/07/07	CARROLL INTIHAR, ADM.ASST.
Details	Approved	ADDITIONAL SUB PERMIT APPLICATIONS REQD	03/07/07	CARROLL INTIHAR, ADM.ASST.
Details	Approved	PLANS WITHDRAWN FROM THE BLDG DIV	03/07/07	CARROLL INTIHAR, ADM.ASST.
Details	Approved	PERMIT APPLICATION READY FOR ISSUANCE	03/07/07	CARROLL INTIHAR, ADM.ASST.

Back to Application/Permit Data

© copyright 2005 TownofPembrokePark.com

Search Results

Search > **Properties located at/on/near '...427 marine...'**

2 permits were found for
427 MARINE DR

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details	4699	**B0600137**	RE-ROOF COMPOSITION SHINGLES	01/31/06	**02/03/06**
Details	6563	**B0700222**	CARPORT	03/05/07	**03/07/07**

1 property was found.

View	STREET ADDRESS	OWNER	FOLIO #	PERMITS
Permits	**427 MARINE DR**	DESIMONE,JAMES J & ALICE T TRS	514229NN5070	2

© copyright 2005 TownofPembrokePark.com

Case Overview

Property/Incident Information

Owner	Address	Site Address
ARDEVCO LLC	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5902 **Date Next Inspection** 8/19/2021

Notes

1. 24 a/c units were installed prior of obtaining the permits. Obtain a permit for each a/c change out with plans and inspections.
2. Unit 404 has an second door installed without a permit. Obtain a permit for the second door with any plans and inspections.
3. Water heater was replaced on the 4th floor in the laundry room area. Obtain a permit for the water heater replacement with any plans and inspections.
4. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/2/2021		Notice of Violation	Regular Mail
7/30/2021	8/19/2021	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: 8/19/2021

7021 0350 0001 0297 8737

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

Postage
$ 0.91

Total Postage and Fee
$ 7.87

Sent To
ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300

Street and Apt. No.
PEMBROKE PARK, FL 33009

City, State, ZIP+4®
NOH # 6001, # 5709, # 5902

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

7021 0350 0001 0297 8744

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

Postage
$ 0.91

Total Postage and Fee
$ 7.87

Sent To
JEFFREY FIENBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021

Street and Apt. No., or
NOH # 5709, NOH # 5902, & NOH #6001

City, State, ZIP+4®

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

7021 0350 0001 0297 8683

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

Postage
$ 0.51

Total Postage and Fee
$ 6.96

Sent To
ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300

Street and Apt. No.
PEMBROKE PARK, FL 33009

City, State, ZIP+4®
NOH #5902

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

7021 0350 0001 0297 8607

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

Postage
$ 0.51

Total Postage and Fee
$ 6.96

Sent To
ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300

Street and Apt. No.
PEMBROKE PARK, FL 33009

City, State, ZIP+4®
NOH #5709

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

NOV # 5902

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
06/02/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Jeffrey Feinberg
4651 Sheridan St
#200
Hollywood FL
33021

NOV # 5902

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
06/02/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

ARDERCO LLC
3181 W Hallandale Beach Blvd
#300
Pembroke Park
FL
33009

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

Detail by Entity Name

Florida Limited Liability Company
ARDEVCO, LLC

Filing Information

Document Number	L18000021942
FEI/EIN Number	82-4464614
Date Filed	01/24/2018
State	FL
Status	ACTIVE

Principal Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Mailing Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

GARONE, ANTHONY
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Title AMBR

D'ELIA, ROCCO
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/20/2020
2021	03/12/2021

Document Images

03/12/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- Florida Limited Liability	View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3181 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	ARDEVCO LLC
Mailing Address	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH FL 33009

ID #	5142 29 00 0111
Millage	0613
Use	03

Abbr Legal Description	29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS 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 Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$338,330	$3,130,010	$3,468,340	$3,468,340	
2020	$338,330	$3,058,310	$3,396,640	$3,396,640	$73,305.60
2019	$338,330	$3,058,310	$3,396,640	$3,396,640	$74,162.24

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,468,340	$3,468,340	$3,468,340	$3,468,340
Portability	0	0	0	0
Assessed/SOH	$3,468,340	$3,468,340	$3,468,340	$3,468,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,468,340	$3,468,340	$3,468,340	$3,468,340

Sales History

Date	Type	Price	Book/Page or CIN
2/28/2018	QCD-T	$100	115044482
7/14/2015	WD-Q	$3,000,000	113121896
1/9/1995	WD	$1,000,000	23121 / 797
5/1/1974	QCD	$400,000	1160 / 767
9/1/1971	WD	$156,000	

Land Calculations

Price	Factor	Type
$9.00	37,592	SF
Adj. Bldg. S.F. (Card, Sketch)		28751
Units		32
Eff./Act. Year Built: 1973/1972		

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 REPEAT VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5902

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000111

Legal Description:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

AKA:

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2021 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

1. 24 a/c units were installed prior of obtaining the permits. Obtain a permit for each a/c change out with plans and inspections.
2. Unit 404 has an second door installed without a permit. Obtain a permit for the second door with any plans and inspections.
3. Water heater was replaced on the 4th floor in the laundry room area. Obtain a permit for the water heater replacement with any plans and inspections.
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 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.

Teressa Malcolm

Code Enforcement Officer

7/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
ARDEVCO LLC	)	CASE NO. 5902
Respondent		

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

TO BE SERVED: ARDEVCO LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ARDEVCO LLC AT **11:54** **A.M.**/P.M. ON THE **2** DAY OF **AUGUST** 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 8, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5902

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000111

Legal Description:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4.

08/02/2021 23:54

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5902

Date:

06/02/2021

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Property Description:

514229000111

Certified Mail #:

Legal Description:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

AKA:

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2021 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

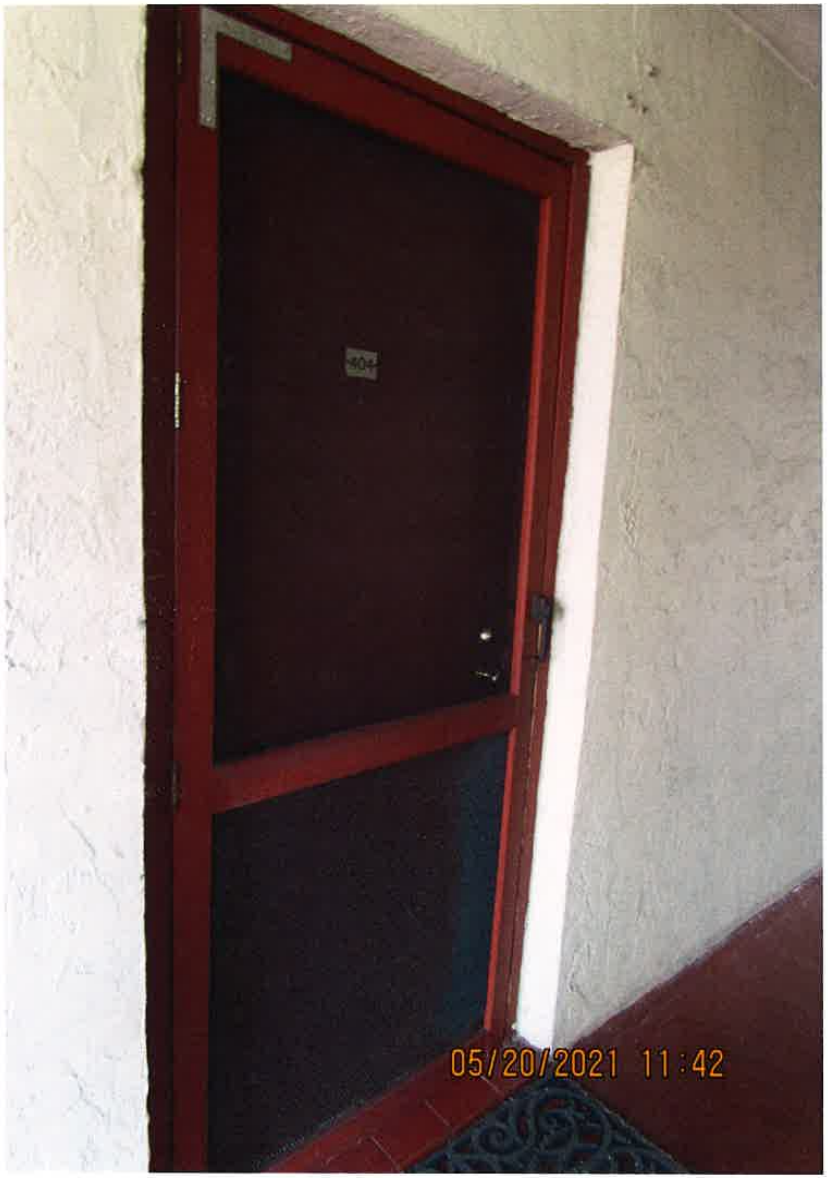
Notes/Means of Correction:

1. 24 a/c units were installed prior of obtaining the permits. Obtain a permit for each a/c change out with plans and inspections.
2. Unit 404 has an second door installed without a permit. Obtain a permit for the second door with any plans and inspections.
3. Water heater was replaced on the 4th floor in the laundry room area. Obtain a permit for the water heater replacement with any plans and inspections.
4. A double permit fee has been assessed.

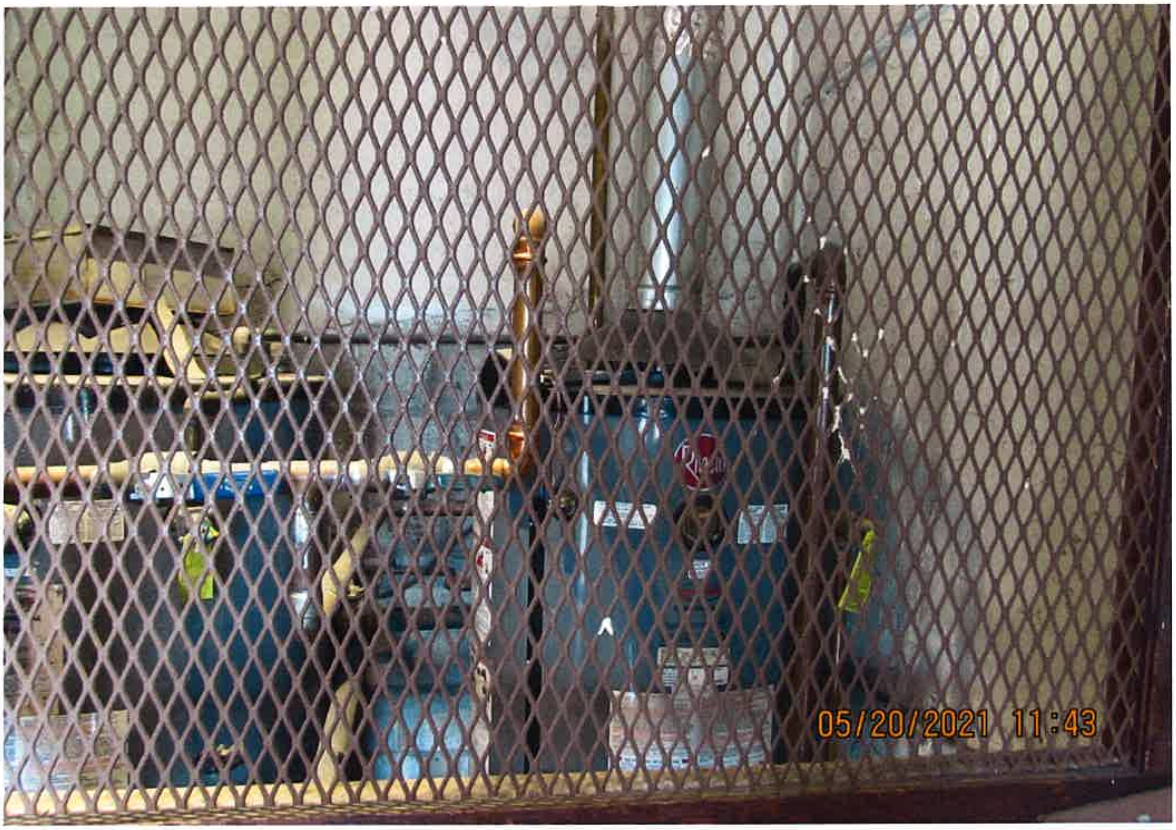
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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

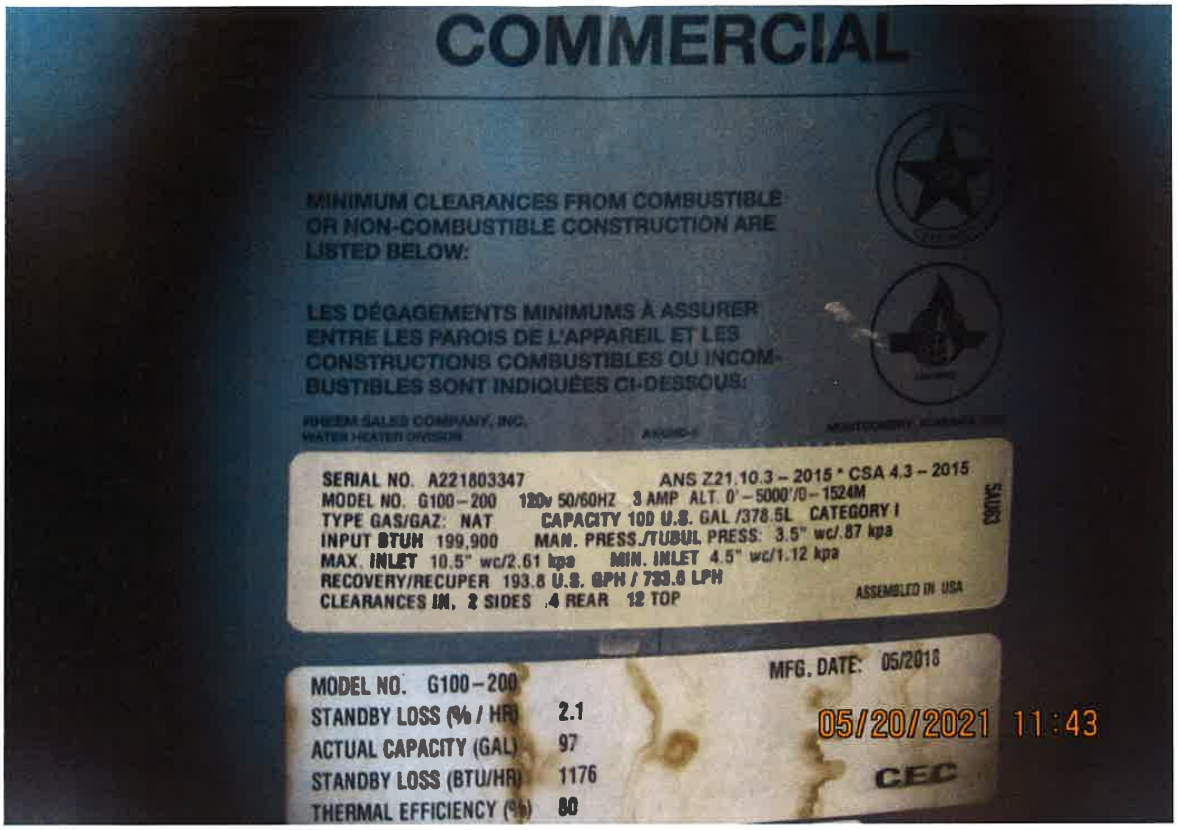
Teressa Malcolm
Code Enforcement Officer


05/20/2021 11:42

05/20/2021 11:43


05/20/2021 11:43

05/20/2021 11:43


COMMERCIAL
MINIMUM CLEARANCES FROM COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION ARE LISTED BELOW:
LES DÉGAGEMENTS MINIMUMS À ASSURER ENTRE LES PAROIS DE L'APPAREIL ET LES CONSTRUCTIONS COMBUSTIBLES OU INCOMBUSTIBLES SONT INDIQUÉES CI-DESSOUS:
RHEEM SALES COMPANY, INC.
WATER HEATER DIVISION
SERIAL NO. A221803347
ANS Z21.10.3 – 2015 * CSA 4.3 – 2015
MODEL NO. G100–200 120v 50/60HZ 3 AMP ALT. 0' – 5000'/0 – 1524M
TYPE GAS/GAZ: NAT CAPACITY 100 U.S. GAL /378.5L CATEGORY I
INPUT BTUH 199,900 MAN. PRESS./TUBUL PRESS: 3.5" wc/.87 kpa
MAX. INLET 10.5" wc/2.61 kpa MIN. INLET 4.5" wc/1.12 kpa
RECOVERY/RECUPER 193.8 U.S. GPH / 733.6 LPH
CLEARANCES IN. 2 SIDES .4 REAR 12 TOP
ASSEMBLED IN USA
MODEL NO. G100–200
MFG. DATE: 05/2018
STANDBY LOSS (% / HR) 2.1
ACTUAL CAPACITY (GAL) 97
STANDBY LOSS (BTU/HR) 1176
THERMAL EFFICIENCY (%) 80
05/20/2021 11:43
CEC

05/25/2021 11:24

05/25/2021 11:24

05/25/2021 11:24

05/25/2021 11:24

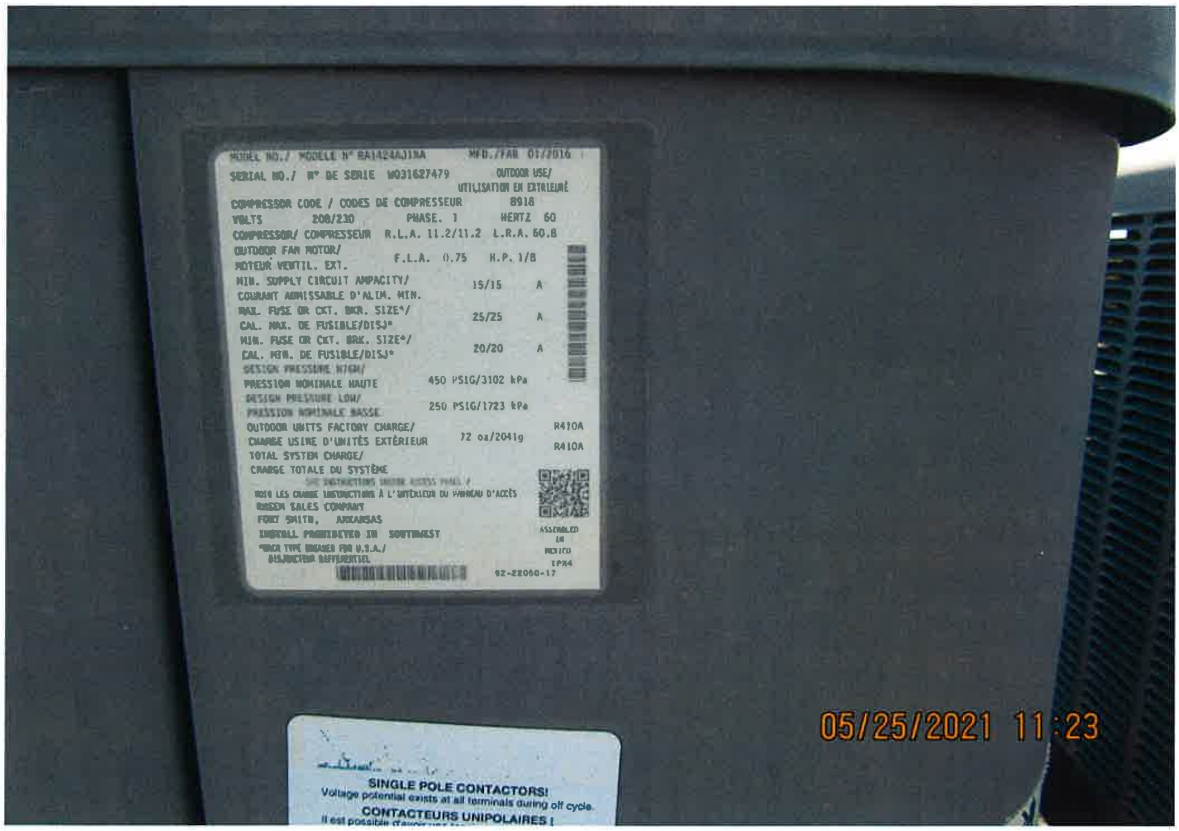
05/25/2021 11:24

05/25/2021 11:24

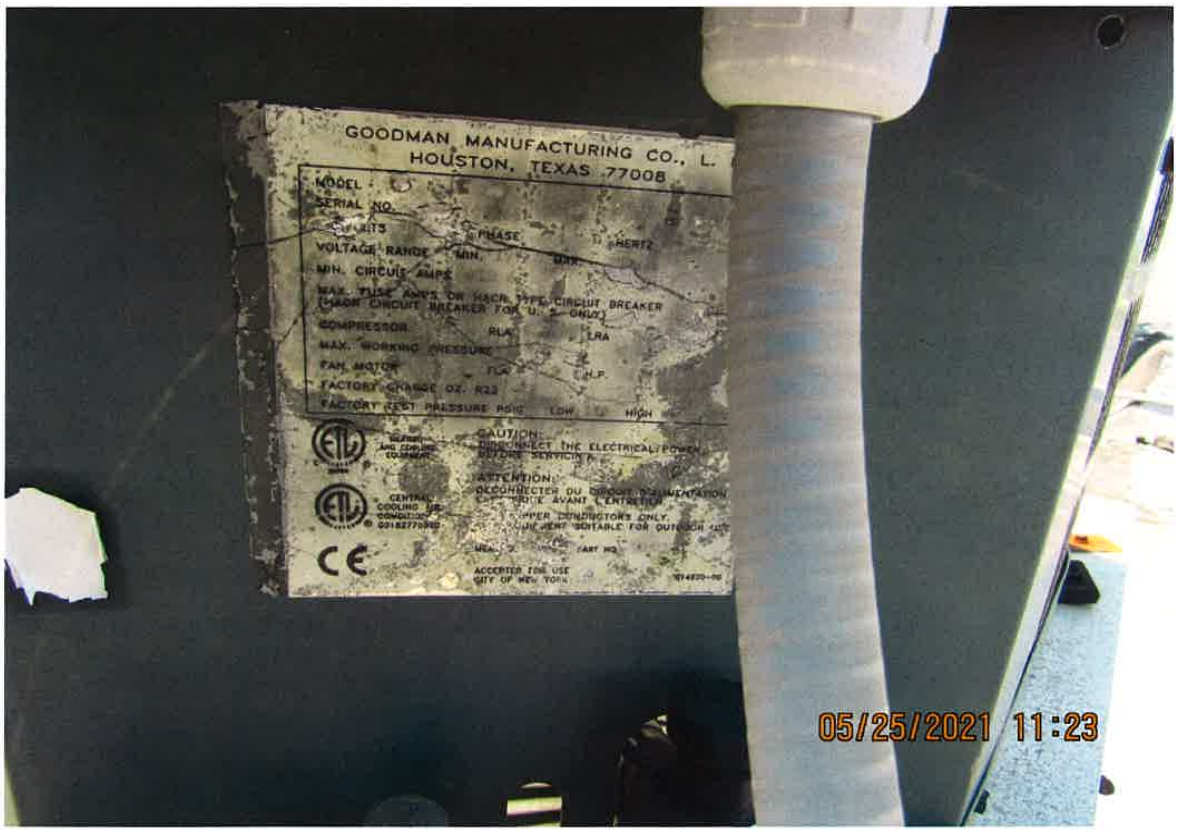
05/25/2021 11:24

18
05/25/2021 11:23

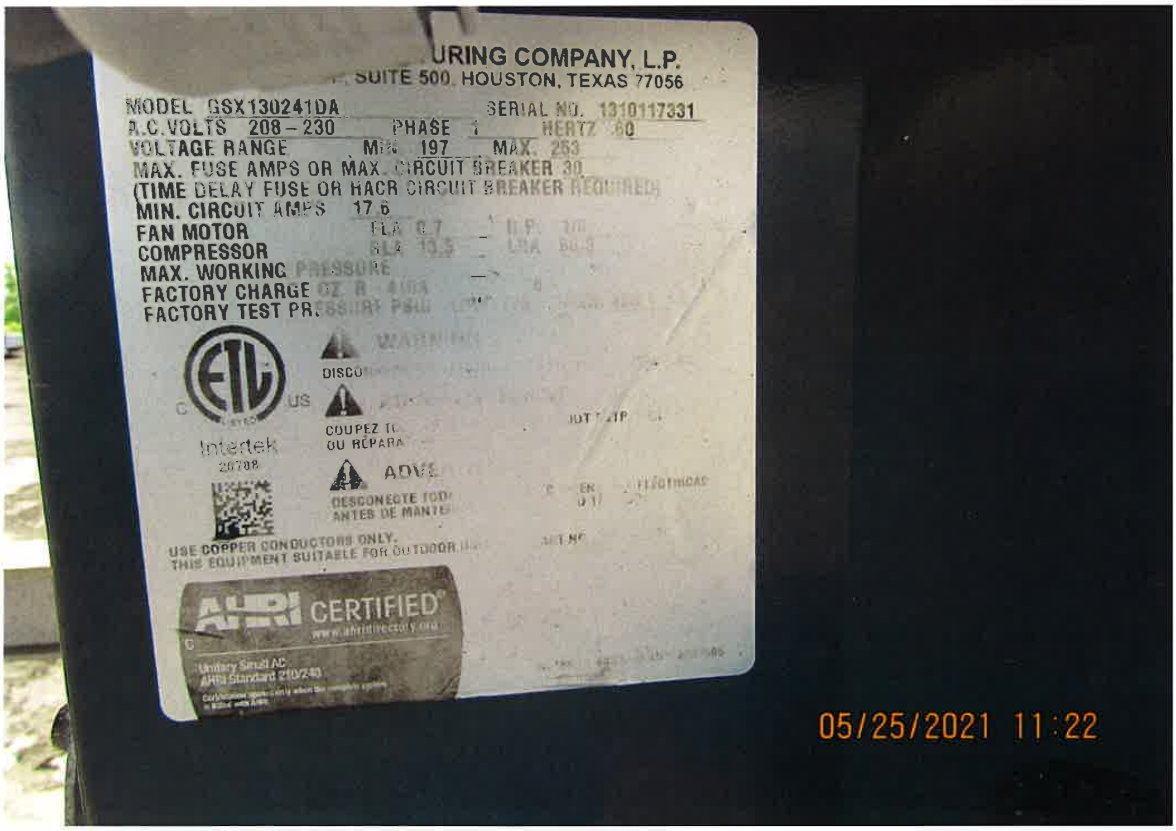
MODEL NO./ MODELE N° RA1424AJ1NA
MFD./FAB 07/2016
SERIAL NO./ N° DE SERIE W271612720
OUTDOOR USE/
UTILISATION EN EXTRIEURÉ
COMPRESSOR CODE / CODES DE COMPRESSEUR 8918
VOLTS 208/230 PHASE. 1 HERTZ 60
COMPRESSOR/ COMPRESSEUR R.L.A. 11.2/11.2 L.R.A. 60.8
OUTDOOR FAN MOTOR/
MOTEUR VENTIL. EXT. F.L.A. 0.75 H.P. 1/8
MIN. SUPPLY CIRCUIT AMPACITY/
COURANT ADMISSABLE D'ALIM. MIN. 15/15 A
MAX. FUSE OR CKT. BKR. SIZE*/
CAL. MAX. DE FUSIBLE/DISJ* 25/25 A
MIN. FUSE OR CKT. BRK. SIZE*/
CAL. MIN. DE FUSIBLE/DISJ* 20/20 A
DESIGN PRESSURE HIGH/
PRESSION NOMINALE HAUTE 450 PSIG/3102 kPa
DESIGN PRESSURE LOW/
PRESSION NOMINALE BASSE 250 PSIG/1723 kPa
OUTDOOR UNITS FACTORY CHARGE/
CHARGE USINE D'UNITÉS EXTÉRIEUR 66 oz/1871g R410A
TOTAL SYSTEM CHARGE/
CHARGE TOTALE DU SYSTÈME R410A
SEE INSTRUCTIONS INSIDE ACCESS PANEL /
VOIR LES CHARGE INSTRUCTIONS À L'INTÉRIEUR DU PANNEAU D'ACCÈS
RHEEM SALES COMPANY
FORT SMITH, ARKANSAS
INSTALL PROHIBITED IN SOUTHWEST
*MACH TYPE BREAKER FOR U.S.A./
DISJONCTEUR DIFFERENTIEL
ASSEMBLED IN MEXICO
IP84
92-22050-17
05/25/2021 11:23
SINGLE POLE CONTACTORS!
Voltage potential exists at all terminals during off cycle.
CONTACTEURS UNIPOLAIRES !
Il est possible d'avoir une tension sur toutes les bornes pendant le cycle d'arrêt.


MODEL NO./ MODELE N° RA1424AJ1NA
MFD./FAB 01/2016
SERIAL NO./ N° DE SERIE W031627479
OUTDOOR USE/
UTILISATION EN EXTRIEURÉ
COMPRESSOR CODE / CODES DE COMPRESSEUR 8918
VOLTS 208/230 PHASE. 1 HERTZ 60
COMPRESSOR/ COMPRESSEUR R.L.A. 11.2/11.2 L.R.A. 60.8
OUTDOOR FAN MOTOR/
MOTEUR VENTIL. EXT. F.L.A. 0.75 H.P. 1/8
MIN. SUPPLY CIRCUIT AMPACITY/
COURANT ADMISSABLE D'ALIM. MIN. 15/15 A
MAX. FUSE OR CKT. BKR. SIZE*/
CAL. MAX. DE FUSIBLE/DISJ* 25/25 A
MIN. FUSE OR CKT. BRK. SIZE*/
CAL. MIN. DE FUSIBLE/DISJ* 20/20 A
DESIGN PRESSURE HIGH/
PRESSION NOMINALE HAUTE 450 PSIG/3102 kPa
DESIGN PRESSURE LOW/
PRESSION NOMINALE BASSE 250 PSIG/1723 kPa
OUTDOOR UNITS FACTORY CHARGE/
CHARGE USINE D'UNITÉS EXTÉRIEUR 72 oz/2041g R410A
TOTAL SYSTEM CHARGE/
CHARGE TOTALE DU SYSTÈME R410A
VOIR LES CHARGE INSTRUCTIONS À L'INTÉRIEUR DU PANNEAU D'ACCÈS
RHEEM SALES COMPANY
FORT SMITH, ARKANSAS
INSTALL PROHIBITED IN SOUTHWEST
*MACH TYPE BREAKER FOR U.S.A./
DISJONCTEUR DIFFERENTIEL
ASSEMBLED IN MEXICO
IP84
92-22050-17
05/25/2021 11:23
SINGLE POLE CONTACTORS!
Voltage potential exists at all terminals during off cycle.
CONTACTEURS UNIPOLAIRES !

RHEEM SALES COMPANY, INC.
Acondicionador de Aire Central
Modelo: RA1424AJ1NA
Tensión Nominal: ~ 208/230 V
Fases: 1
Frecuencia: 60 Hz
Corriente Nominal: 15/15 A
Requiere Tierra Física
ENSAMBLADO EN MÉXICO
Leer Manual de Instalación y Operación Antes
¡ PRECAUCION !
Antes de tener acceso a los dispositivos terminales, todos los circuitos de alimentación deben ser interrumpidos.
05/25/2021 11:23


GOODMAN MANUFACTURING CO., L.
HOUSTON, TEXAS 77008
MODEL
SERIAL NO.
VOLTAGE RANGE
MIN. CIRCUIT AMPS
COMPRESSOR
FAN MOTOR
CAUTION:
ATTENTION:
05/25/2021 11:23

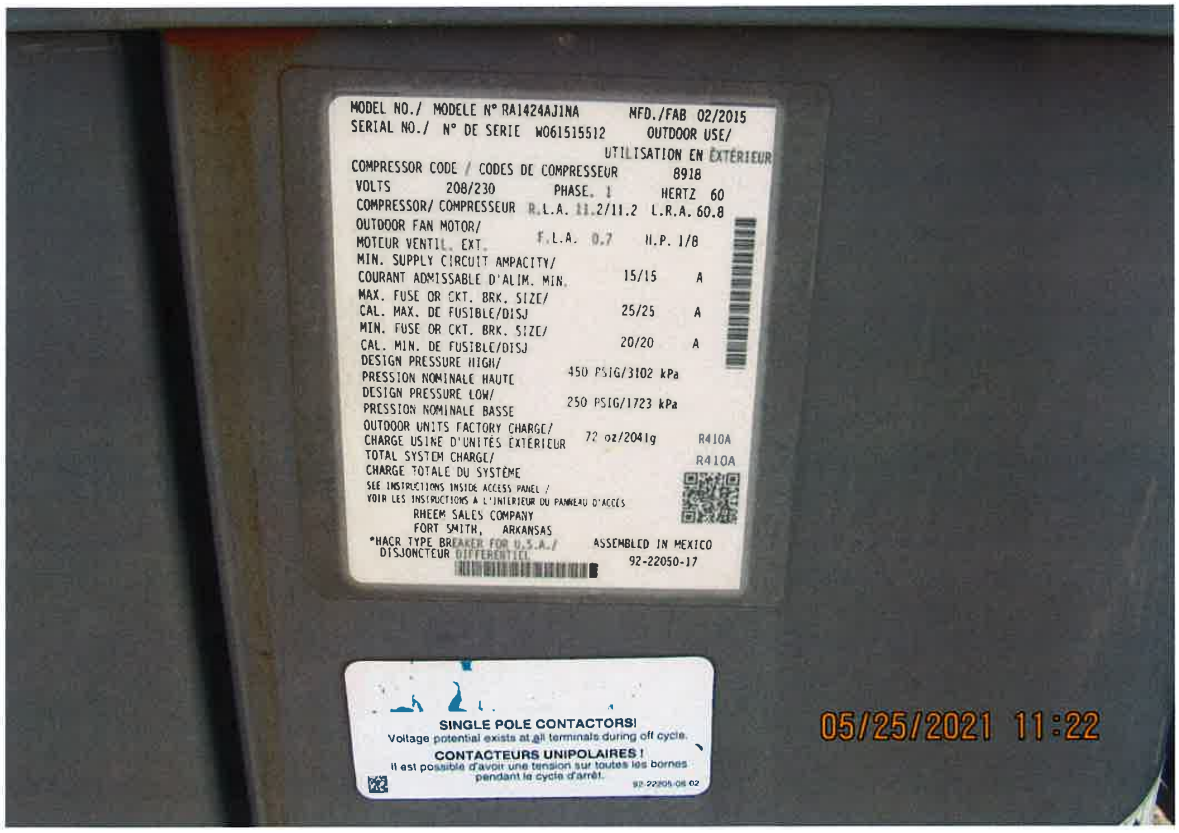
107
05/25/2021 11:22

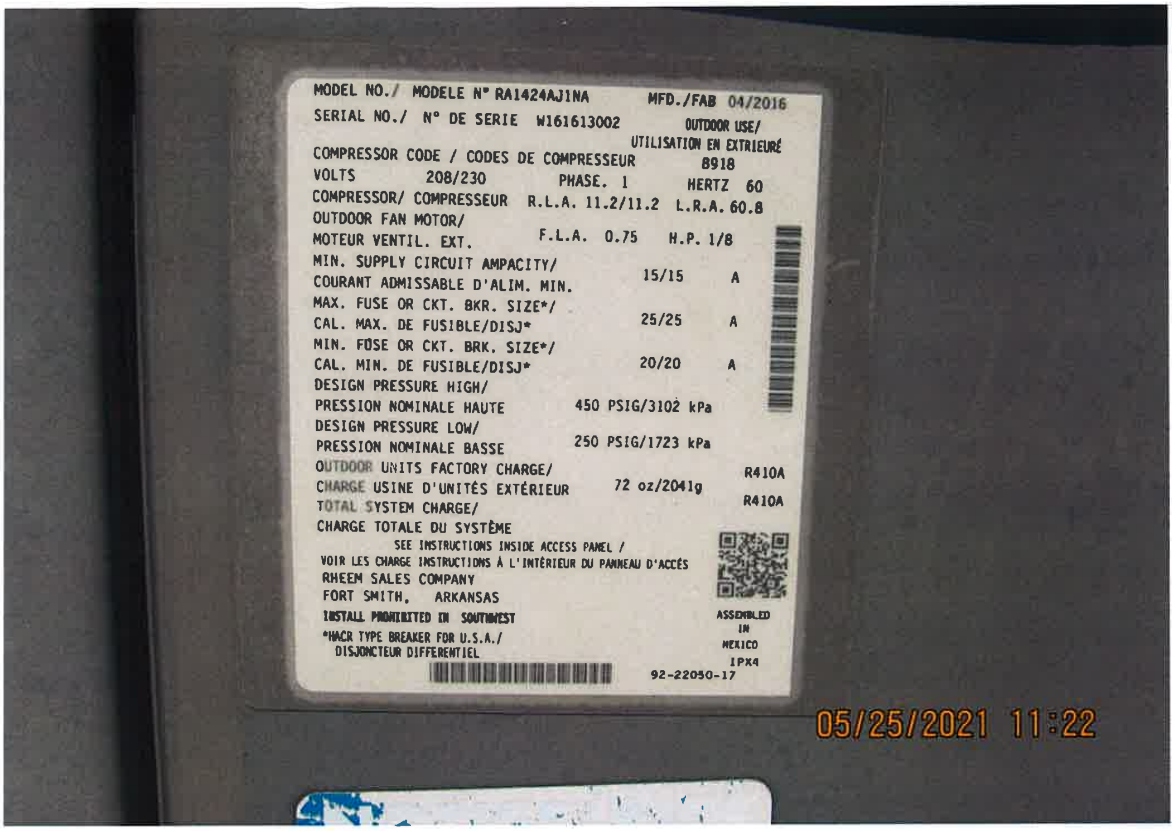

URING COMPANY, L.P.
SUITE 500, HOUSTON, TEXAS 77056
MODEL GSX130241DA
SERIAL NO. 1310117331
A.C.VOLTS 208 – 230
PHASE 1
HERTZ 60
VOLTAGE RANGE
MIN. 197
MAX. 253
MAX. FUSE AMPS OR MAX. CIRCUIT BREAKER 30
(TIME DELAY FUSE OR HACR CIRCUIT BREAKER REQUIRED)
MIN. CIRCUIT AMPS 17.6
FAN MOTOR
COMPRESSOR
MAX. WORKING PRESSURE
FACTORY CHARGE
FACTORY TEST PRESSURE
Intertek
20708
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT SUITABLE FOR OUTDOOR
AHRI CERTIFIED
Unitary Small AC
AHRI Standard 210/240
05/25/2021 11:22

05/25/2021 11:22

disposal. Use all service ports.
KLIMA CONTROL™
INVERTER TECHNOLOGY
AIR CONDITIONER(OUTDOOR SECTION)
Model Number 14S-KC24C0V
Factory Charge 93.46 ozs R410A
TOTAL CHARGE ozs R410A
INSTALLER: Mark per installation instruction
Design Press High Side - 550PSIG
Low Side - 250PSIG
Unit Supply 208/230V 1PH 60Hz
Compressor 208/230V 1PH 60Hz 9.4RLA 44.0LRA
Fan Motor 208/230V 1PH 60Hz 0.9FLA 1/3HP
Minimum Circuit Ampacity - 13.5A
MAX FUSE OR MAX CKT.BKR. (HACR TYPE per NEC)-20A
FUSIBLE MAX.(DISJONCTEUR MAX.)20A
AHRI CERTIFIED
Intertek 4004987
CONFORMS TO UL STD.1995
CERTIFIED TO CSA STD.C22.2 NO.236
SMMOWDLALWU020002361
8G0-20000901
20201023
contains R-410A POE oil. Refer to
contient R-410A
05/25/2021 11:22

GOODMAN MANUFACTURING
HOUSTON, TEXAS 77008
MODEL
SERIAL NO.
A.C.VOLTS
PHASE
HERTZ
VOLTAGE RANGE MIN.
MAX.
MIN. CIRCUIT AMPS
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER
(HACR CIRCUIT BREAKER FOR U. S. ONLY)
COMPRESSOR RLA LRA
MAX. WORKING PRESSURE
FAN MOTOR FLA H.P.
FACTORY CHARGE OZ. R22
FACTORY TEST PRESSURE PSIG LOW HIGH
HEATING AND COOLING EQUIPMENT
CAUTION:
DISCONNECT THE ELECTRICAL POWER BEFORE SERVICING.
ATTENTION:
DECONNECTER DU CIRCUIT D'ALIMENTATION ELECTRIQUE AVANT L'ENTRETIEN.
CENTRAL COOLING AIR CONDITIONER
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE.
MEA NO.
PART NO.
ACCEPTED FOR USE
CITY OF NEW YORK
CE
05/25/2021 11:22


MODEL NO./ MODELE N° RA1424AJ1NA
MFD./FAB 02/2015
SERIAL NO./ N° DE SERIE W061515512
OUTDOOR USE/
UTILISATION EN EXTÉRIEUR
COMPRESSOR CODE / CODES DE COMPRESSEUR 8918
VOLTS 208/230 PHASE. 1 HERTZ 60
COMPRESSOR/ COMPRESSEUR R.L.A. 11.2/11.2 L.R.A. 60.8
OUTDOOR FAN MOTOR/
MOTEUR VENTIL. EXT. F.L.A. 0.7 H.P. 1/8
MIN. SUPPLY CIRCUIT AMPACITY/
COURANT ADMISSABLE D'ALIM. MIN. 15/15 A
MAX. FUSE OR CKT. BRK. SIZE/
CAL. MAX. DE FUSIBLE/DISJ 25/25 A
MIN. FUSE OR CKT. BRK. SIZE/
CAL. MIN. DE FUSIBLE/DISJ 20/20 A
DESIGN PRESSURE HIGH/
PRESSION NOMINALE HAUTE 450 PSIG/3102 kPa
DESIGN PRESSURE LOW/
PRESSION NOMINALE BASSE 250 PSIG/1723 kPa
OUTDOOR UNITS FACTORY CHARGE/
CHARGE USINE D'UNITÉS EXTÉRIEUR 72 oz/2041g R410A
TOTAL SYSTEM CHARGE/
CHARGE TOTALE DU SYSTÈME R410A
SEE INSTRUCTIONS INSIDE ACCESS PANEL /
VOIR LES INSTRUCTIONS A L'INTERIEUR DU PANNEAU D'ACCÈS
RHEEM SALES COMPANY
FORT SMITH, ARKANSAS
*HACR TYPE BREAKER FOR U.S.A./
DISJONCTEUR DIFFERENTIEL
ASSEMBLED IN MEXICO
92-22050-17
SINGLE POLE CONTACTORS!
Voltage potential exists at all terminals during off cycle.
CONTACTEURS UNIPOLAIRES !
Il est possible d'avoir une tension sur toutes les bornes pendant le cycle d'arrêt.
92-22805-06 02
05/25/2021 11:22


MODEL NO./ MODELE N° RA1424AJ1NA
MFD./FAB 04/2016
SERIAL NO./ N° DE SERIE W161613002
OUTDOOR USE/
UTILISATION EN EXTRIEURÉ
COMPRESSOR CODE / CODES DE COMPRESSEUR 8918
VOLTS 208/230 PHASE. 1 HERTZ 60
COMPRESSOR/ COMPRESSEUR R.L.A. 11.2/11.2 L.R.A. 60.8
OUTDOOR FAN MOTOR/
MOTEUR VENTIL. EXT. F.L.A. 0.75 H.P. 1/8
MIN. SUPPLY CIRCUIT AMPACITY/
COURANT ADMISSABLE D'ALIM. MIN. 15/15 A
MAX. FUSE OR CKT. BKR. SIZE*/
CAL. MAX. DE FUSIBLE/DISJ* 25/25 A
MIN. FUSE OR CKT. BRK. SIZE*/
CAL. MIN. DE FUSIBLE/DISJ* 20/20 A
DESIGN PRESSURE HIGH/
PRESSION NOMINALE HAUTE 450 PSIG/3102 kPa
DESIGN PRESSURE LOW/
PRESSION NOMINALE BASSE 250 PSIG/1723 kPa
OUTDOOR UNITS FACTORY CHARGE/
CHARGE USINE D'UNITÉS EXTÉRIEUR 72 oz/2041g R410A
TOTAL SYSTEM CHARGE/
CHARGE TOTALE DU SYSTÈME R410A
SEE INSTRUCTIONS INSIDE ACCESS PANEL /
VOIR LES CHARGE INSTRUCTIONS À L'INTÉRIEUR DU PANNEAU D'ACCÈS
RHEEM SALES COMPANY
FORT SMITH, ARKANSAS
INSTALL PROHIBITED IN SOUTHWEST
ASSEMBLED IN MEXICO
*HACR TYPE BREAKER FOR U.S.A./
DISJONCTEUR DIFFERENTIEL
IPX4
92-22050-17
05/25/2021 11:22

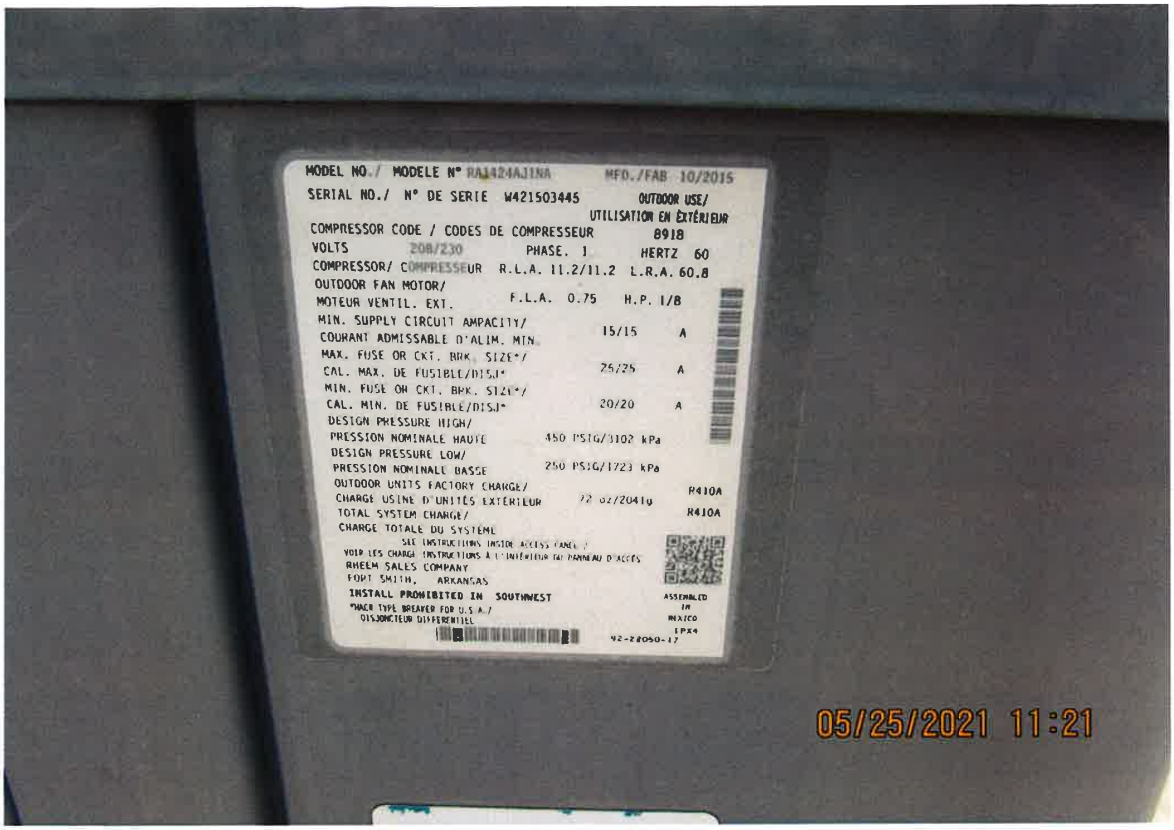
GOODMAN MANUFACTURING CORP.
HOUSTON, TEXAS 77008
MODEL CK18-18
SERIAL NO. 9605046634
VOLTS 208/230 PHASE 1 HERTZ
VOLTAGE RANGE MIN. 197 MAX. 253
MIN. CIRCUIT AMPS 12.6
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER 20
(HACR CIRCUIT BREAKER FOR U. S. ONLY)
COMPRESSOR RLA LRA 45.8
MAX. WORKING PRESSURE
FAN MOTOR FL 1.3 H.P. 1/6
FACTORY CHARGE OZ. R22 59
FACTORY TEST PRESSURE PSIG LOW 150 HIGH 300
CAUTION: DISCONNECT THE ELECTRICAL
BEFORE SERVICING.
ATTENTION: DECONNECTER DU CIRCUIT
ELECTRIQUE AVANT L'ENTRETIEN
USE COPPER CONDUCTORS
THIS EQUIPMENT SUITABLE
HEAT PUMP ACCEPTED FOR USE
CITY OF NEW YORK
CENTRAL COOLING CONDITIONER
05/25/2021 11:22

XR 15
MFR
DATE 9/2010
MOD. NO. 4TTR5024E1000AB
VOLTS 208/230
SERIAL NO. 103632XY3F
PH 1
HZ 60
MINIMUM CIRCUIT AMPACITY 9.0 AMPS
OVERCURRENT PROTECTIVE DEVICE USA CANADA
MAX FUSE / BREAKER (HACR) 15 15
HFC – 410A 6 LBS. 03 OZ. OR 2.81 kg(SI)
10 °F DESIGN SUBCOOLING
Climatuff DuraTuff Spine Fin Quick–Seal
TRANE U.S. INC.
MANUFACTURER OF TRANE AND AMERICAN STANDARD
TYLER, TX 75707 ASSEMBLED IN USA
LISTED SECTION OF CENTRAL COOLING AIR CONDITIONER OUTDOOR USE
3059934
COMPR. MOT. 6.8 RLA 200/230 V 38.6 LRA
O.D. MOT. 0.70 FLA 200/230 V 1/8 HP
M.E.A. NO.
DESIGN PSI – HIGH 400 LOW 400
F.ID. CRP
ENERGY STAR
ARI PERFORMANCE CERTIFIED
ARI Standard 210/240 UAC
CERTIFICATION APPLIES ONLY WHEN THE COMPLETE SYSTEM IS LISTED WITH ARI
05/25/2021 11:22

GOODMAN MANUFACTURING COMPANY, L.P.
5151 SAN FELIPE, STE 500
HOUSTON, TX 77056
SERIAL NO. 1404189049
PHASE 1 HERTZ 60
MIN. 197 MAX. 253
CIRCUIT BREAKER 30
CIRCUIT BREAKER REQUIRED)
FLA 0.70 H.P. 1/8
RLA 13.5 LRA 68
CHARGE CU FT (NITROGEN/HELIUM) 1.07
CHARGE OZ. R-22 66
CHARGING PROCEDURE
LOW 150 HIGH 300
WARNING
DISCONNECT ALL ELECTRICAL POWER BEFORE SERVICING.
ADVERTISSEMENT
ADVERTENCIA
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE.
PART NO. 6R1439285
05/25/2021 11:21

HOUSTON, TEXAS 77008
SERIAL NO.
A.C. VOLTS
PHASE
HERTZ
VOLTAGE RANGE MIN.
MAX.
MIN. CIRCUIT AMPS
COMPRESSOR
MAX. WORKING PRESSURE
FAN MOTOR
FACTORY CHARGE OZ.
FACTORY TEST PRESSURE
HIGH
CAUTION:
ATTENTION:
CENTRAL COOLING AIR CONDITIONER
USE COPPER CONDUCTORS ONLY
PART NO.
ACCEPTED FOR USE CITY OF NEW YORK
05/25/2021 11:21

RHEEM SALES COMPANY, INC.
Acondicionador de Aire Central
Modelo: RA1424AJ1NA
Tensión Nominal: ~ 208/230 V
Fases: 1
Frecuencia: 60 Hz
Corriente Nominal: 15/15 A
Requiere Tierra Física
ENSAMBLADO EN MÉXICO
Leer Manual de Instalación y Operación Anexo
¡ PRECAUCION !
Antes de tener acceso a los dispositivos terminales, todos los circuitos de alimentación deben ser interrumpidos.
05/25/2021 11:21


MODEL NO./ MODELE N° RA1424AJ1NA
MFD./FAB 10/2015
SERIAL NO./ N° DE SERIE W421503445
OUTDOOR USE/
UTILISATION EN EXTÉRIEUR
COMPRESSOR CODE / CODES DE COMPRESSEUR 8918
VOLTS 208/230 PHASE. 1 HERTZ 60
COMPRESSOR/ COMPRESSEUR R.L.A. 11.2/11.2 L.R.A. 60.8
OUTDOOR FAN MOTOR/
MOTEUR VENTIL. EXT. F.L.A. 0.75 H.P. 1/8
MIN. SUPPLY CIRCUIT AMPACITY/
COURANT ADMISSABLE D'ALIM. MIN. 15/15 A
MAX. FUSE OR CKT. BRK. SIZE*/
CAL. MAX. DE FUSIBLE/DISJ* 25/25 A
MIN. FUSE OR CKT. BRK. SIZE*/
CAL. MIN. DE FUSIBLE/DISJ* 20/20 A
DESIGN PRESSURE HIGH/
PRESSION NOMINALE HAUTE 450 PSIG/3102 kPa
DESIGN PRESSURE LOW/
PRESSION NOMINALE BASSE 250 PSIG/1723 kPa
OUTDOOR UNITS FACTORY CHARGE/
CHARGE USINE D'UNITÉS EXTÉRIEUR 72 oz/2041g R410A
TOTAL SYSTEM CHARGE/
CHARGE TOTALE DU SYSTÈME R410A
SEE INSTRUCTIONS INSIDE ACCESS PANEL /
VOIR LES CHARGE INSTRUCTIONS À L'INTÉRIEUR DU PANNEAU D'ACCÈS
RHEEM SALES COMPANY
FORT SMITH, ARKANSAS
INSTALL PROHIBITED IN SOUTHWEST
*HACR TYPE BREAKER FOR U.S.A./
DISJONCTEUR DIFFERENTIEL
ASSEMBLED IN MEXICO
1PX4
92-22050-17
05/25/2021 11:21

05/25/2021 11:21

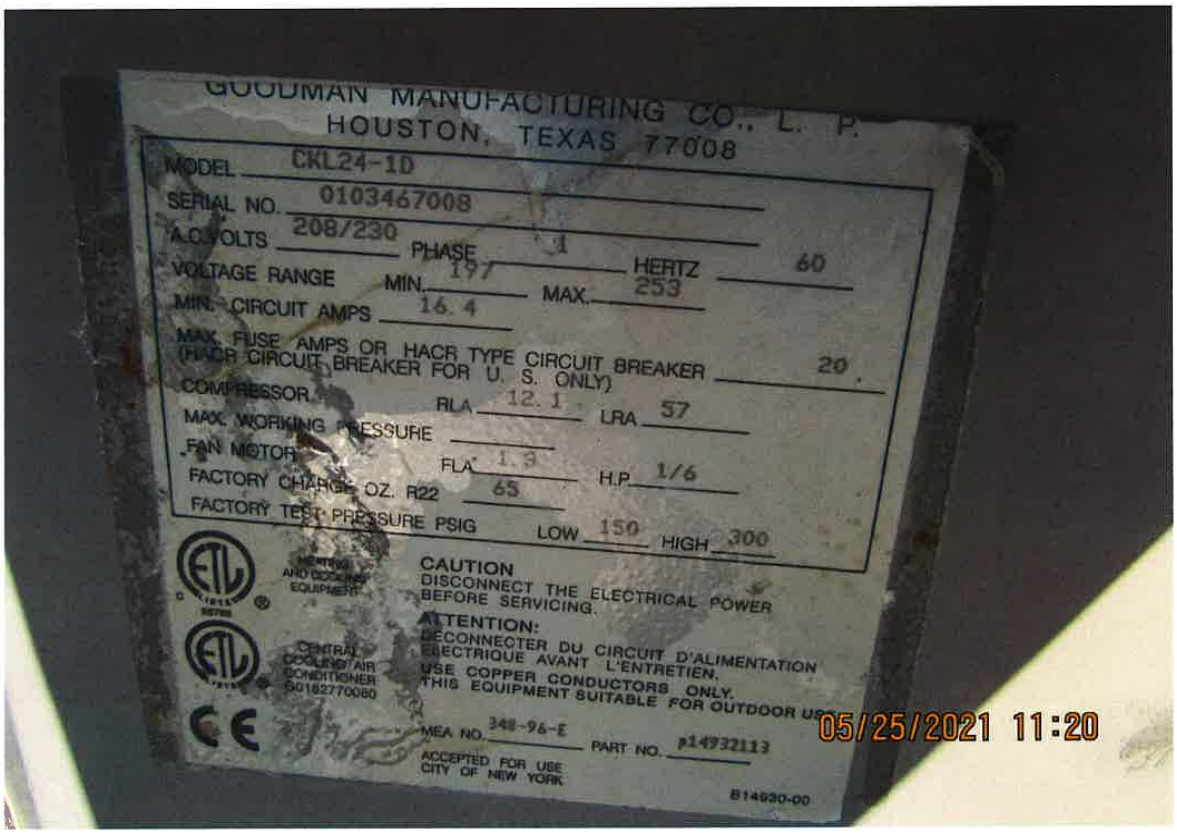
GOODMAN MANUFACTURING CO., L. P.
HOUSTON, TEXAS 77008
MODEL
SERIAL NO.
PHASE
HERTZ
VOLTAGE RANGE
MIN.
MAX.
MIN. CIRCUIT AMPS
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER
COMPRESSOR
RL
LRA
MAX. WORKING PRESSURE
F/A. MOTOR
FLA
H.P.
FACTORY CHARGE (Z. R22
FACTORY TEST PRESSURE PSIG
LOW
HIGH
CAUTION
DISCONNECT THE ELECTRICAL POWER BEFORE SERVICING
ATTENTION:
USE COPPER CONDUCTORS ONLY
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE
ACCEPTED FOR USE CITY OF NEW YORK
05/25/2021 11:20

05/25/2021 11:20

Model Number M4AC4024D1000AA
Factory Charge 5 lbs 5 oz R410A
TOTAL CHARGE lbs oz R410A
INSTALLER: Mark per Installation Instruction
Serial Number
201240457M
Design Press High side - 550PSIG
Low side - 250PSIG
For Outdoor Use Only
Unit Supply 208/230V 1PH 60Hz UTILISATION À L'EXTÉRIEUR
Compressor 208/230V 1PH 60Hz 10.1 RLA 52.0 LRA
Fan Motor 208/230V 1PH 60Hz 0.7 FLA 1/8 HP
Minimum Circuit Ampacity - 13.4A
MAX FUSE OR MAX CKT.BKR. (HACR TYPE per NEC) - 20A
FUSIBLE MAX. (DISJONCTEUR MAX.) 20 COURANT
AHRI CERTIFIED
Intertek
Ingersoll Rand Company
800 Beaty Street, Davidson, NC, 28036
05/25/2021 11:20

05/25/2021 11:20

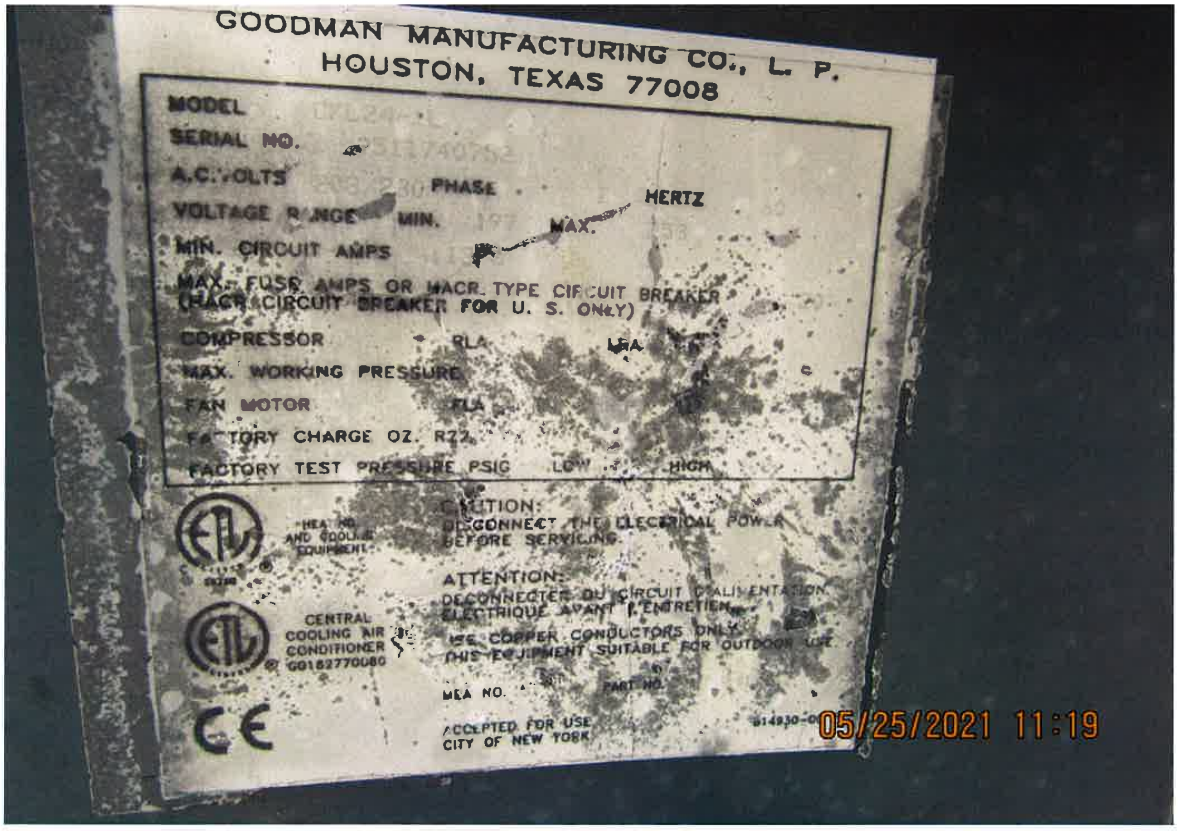
05/25/2021 11:20

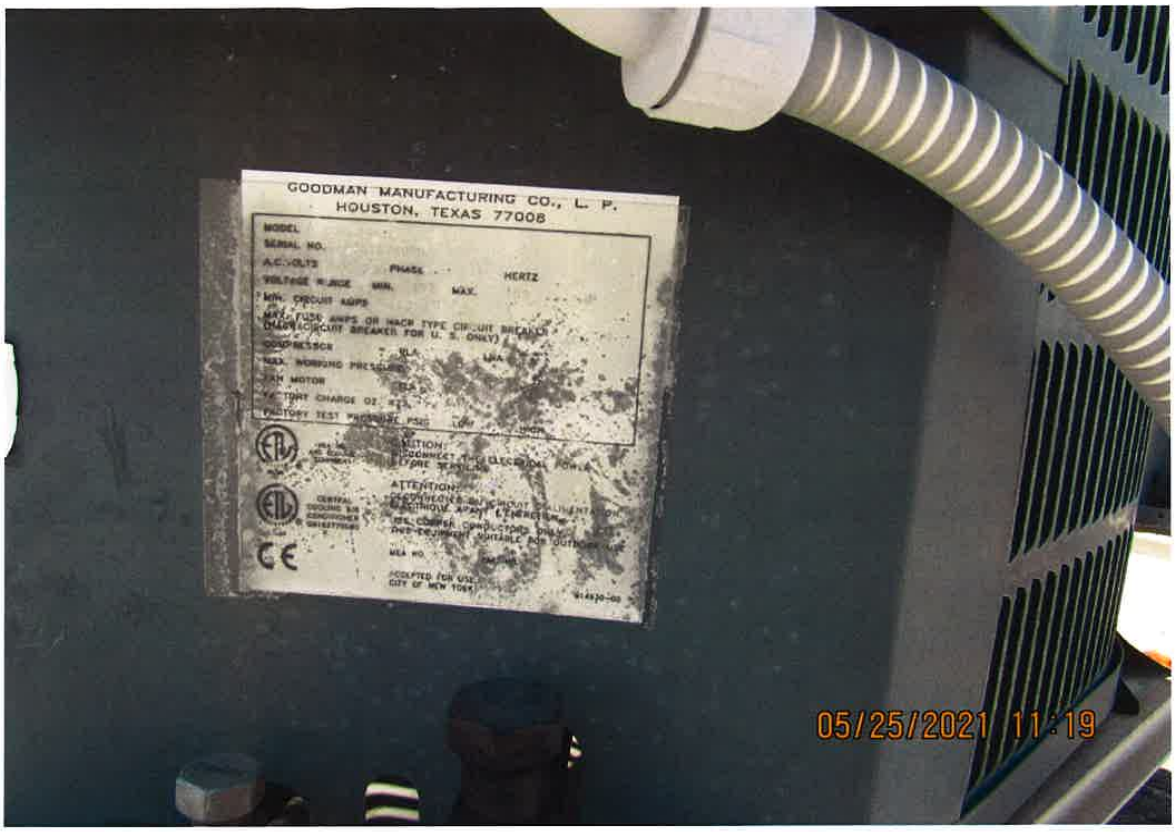

GOODMAN MANUFACTURING CO., L. P.
HOUSTON, TEXAS 77008
MODEL CKL24-1D
SERIAL NO. 0103467008
A.C. VOLTS 208/230 PHASE 1 HERTZ 60
VOLTAGE RANGE MIN. 197 MAX. 253
MIN. CIRCUIT AMPS 16.4
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER (HACR CIRCUIT BREAKER FOR U. S. ONLY) 20
COMPRESSOR RLA 12.1 LRA 57
MAX. WORKING PRESSURE
FAN MOTOR FLA 1.3 H.P. 1/6
FACTORY CHARGE OZ. R22 65
FACTORY TEST PRESSURE PSIG LOW 150 HIGH 300
CAUTION
DISCONNECT THE ELECTRICAL POWER BEFORE SERVICING.
ATTENTION:
DECONNECTER DU CIRCUIT D'ALIMENTATION ELECTRIQUE AVANT L'ENTRETIEN.
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT SUITABLE FOR OUTDOOR US
CENTRAL COOLING AIR CONDITIONER
90162770080
MEA NO. 348-96-E PART NO. P14932113
ACCEPTED FOR USE CITY OF NEW YORK
B14930-00
05/25/2021 11:20

05/25/2021 11:20

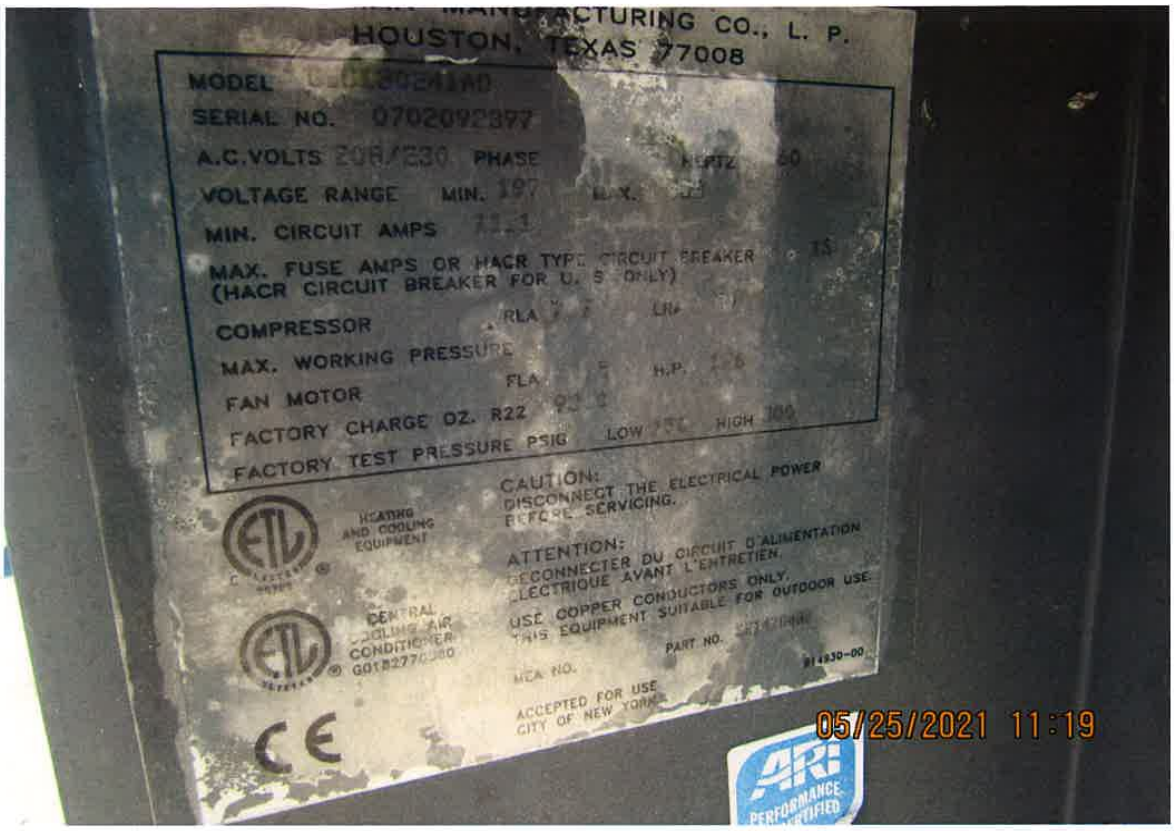
05/25/2021 11:20

05/25/2021 11:19


GOODMAN MANUFACTURING CO., L. P.
HOUSTON, TEXAS 77008
MODEL
SERIAL NO.
A.C. VOLTS
PHASE
HERTZ
VOLTAGE RANGE
MIN.
MAX.
MIN. CIRCUIT AMPS
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER
(HACR CIRCUIT BREAKER FOR U. S. ONLY)
COMPRESSOR
RLA
LRA
MAX. WORKING PRESSURE
FAN MOTOR
FLA
FACTORY CHARGE OZ. R22
FACTORY TEST PRESSURE PSIG
LOW
HIGH
CAUTION:
DISCONNECT THE ELECTRICAL POWER
BEFORE SERVICING.
ATTENTION:
DECONNECTER DU CIRCUIT D'ALIMENTATION
ELECTRIQUE AVANT L'ENTRETIEN.
USE COPPER CONDUCTORS ONLY
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE
CENTRAL
COOLING AIR
CONDITIONER
MEA NO.
PART NO.
ACCEPTED FOR USE
CITY OF NEW YORK
05/25/2021 11:19

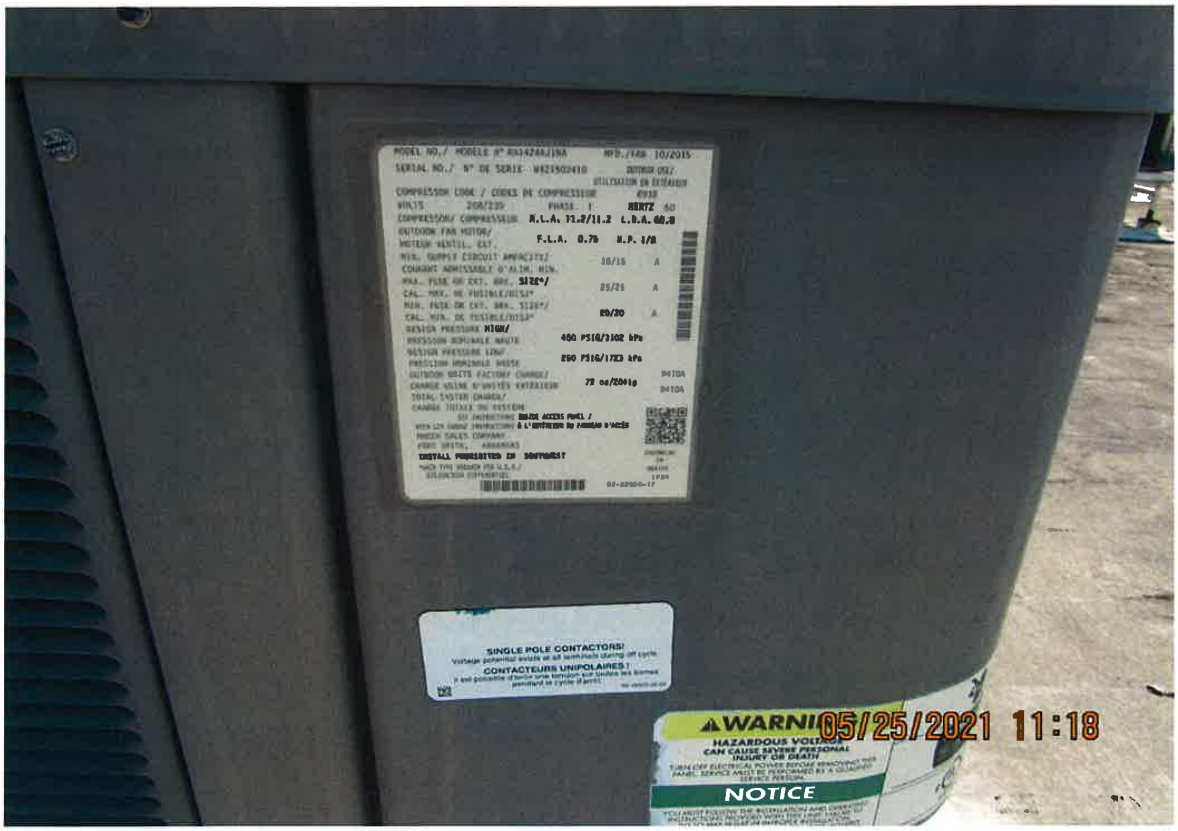

GOODMAN MANUFACTURING CO., L. P.
HOUSTON, TEXAS 77008
MODEL
SERIAL NO.
A.C. VOLTS
PHASE
HERTZ
MIN. CIRCUIT AMPS
COMPRESSOR
FAN MOTOR
05/25/2021 11:19

05/25/2021 11:19


HOUSTON, TEXAS 77008
MODEL
SERIAL NO. 0702092397
A.C.VOLTS 208/230 PHASE
HERTZ 60
VOLTAGE RANGE MIN. 197
MIN. CIRCUIT AMPS
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER
(HACR CIRCUIT BREAKER FOR U. S. ONLY)
COMPRESSOR
RLA
LRA
MAX. WORKING PRESSURE
FAN MOTOR
FLA
H.P.
FACTORY CHARGE OZ. R22
FACTORY TEST PRESSURE PSIG
LOW
HIGH
CAUTION:
DISCONNECT THE ELECTRICAL POWER
BEFORE SERVICING.
HEATING
AND COOLING
EQUIPMENT
ATTENTION:
DECONNECTER DU CIRCUIT D'ALIMENTATION
ELECTRIQUE AVANT L'ENTRETIEN.
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE.
CENTRAL
COOLING AIR
CONDITIONER
PART NO.
MEA NO.
ACCEPTED FOR USE
CITY OF NEW YORK
CE
05/25/2021 11:19
ARI
PERFORMANCE
CERTIFIED

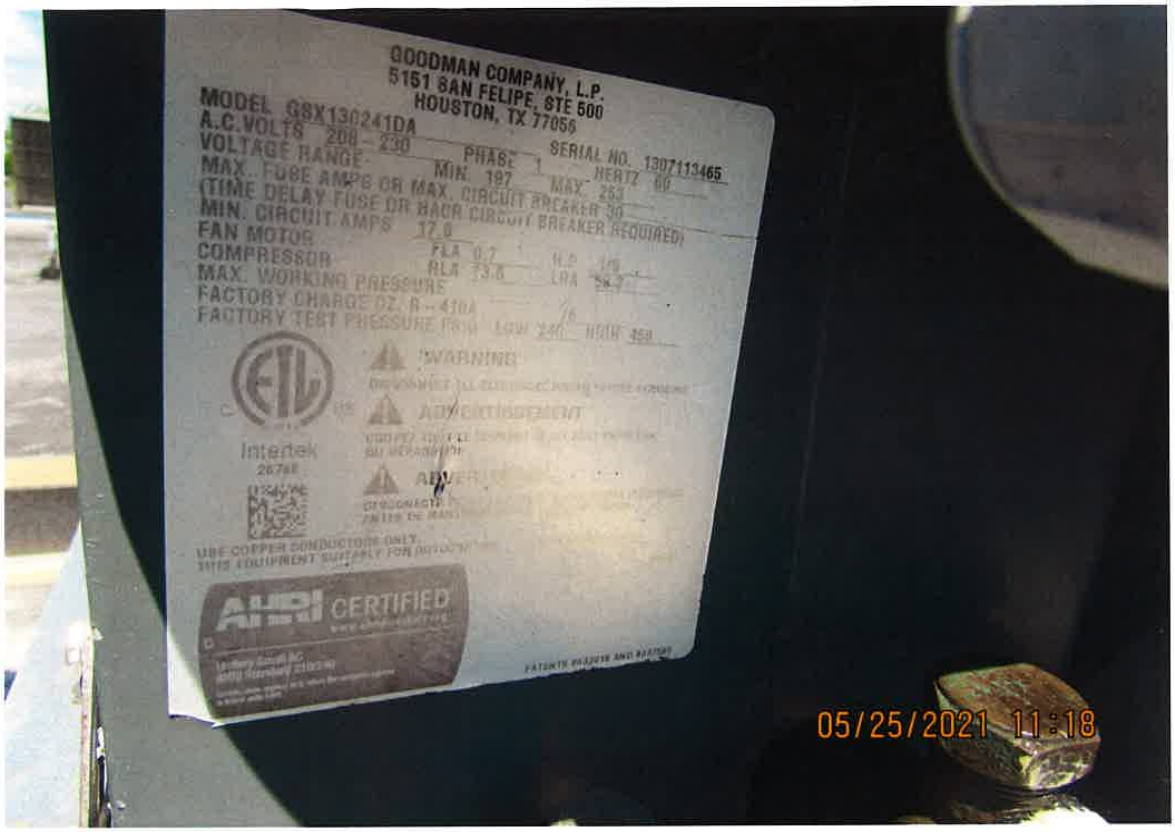
GOODMAN MANUFACTURING CO., L. P.
HOUSTON, TEXAS 77008
MODEL GXL24-1N
SERIAL NO. 0304454510
A.C.VOLTS 208/230 PHASE 1 HERTZ 60
VOLTAGE RANGE MIN. 197 MAX. 253
MIN. CIRCUIT AMPS 16.4
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER 20
(HACR CIRCUIT BREAKER FOR U. S. ONLY)
COMPRESSOR RLA 12.1 LRA 57
MAX. WORKING PRESSURE
FAN MOTOR FLA 1.3 H.P. 1/8
FACTORY CHARGE OZ. R22 72
FACTORY TEST PRESSURE PSIG LOW 150 HIGH 300
CAUTION:
DISCONNECT THE ELECTRICAL POWER
BEFORE SERVICING.
ATTENTION:
DECONNECTER DU CIRCUIT D'ALIMENTATION
ELECTRIQUE AVANT L'ENTRETIEN.
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE.
MEA NO.
PART NO. P1473303
ACCEPTED FOR USE
CITY OF NEW YORK
CE
05/25/2021 11:19

05/25/2021 11:19

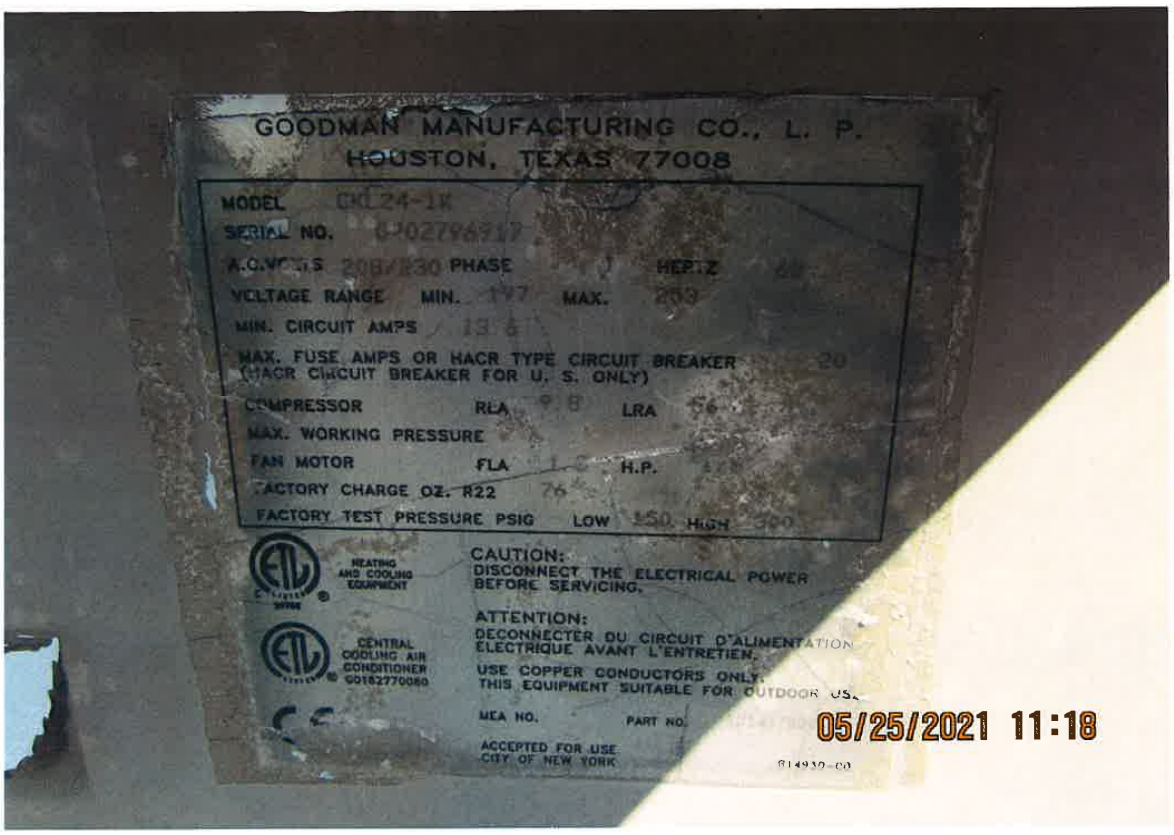

SINGLE POLE CONTACTORS!
CONTACTEURS UNIPOLAIRES !
WARNI
HAZARDOUS VOLTAGE
CAN CAUSE SEVERE PERSONAL
INJURY OR DEATH
NOTICE
05/25/2021 11:18

05/25/2021 11:18

05/25/2021 11:18


GOODMAN COMPANY, L.P.
5151 SAN FELIPE, STE 500
HOUSTON, TX 77056
MODEL GSX130241DA
A.C.VOLTS 208 - 230
SERIAL NO. 1307113465
VOLTAGE RANGE
PHASE 1
HERTZ 60
MIN. 197
MAX. 253
MAX. FUSE AMPS OR MAX. CIRCUIT BREAKER 30
(TIME DELAY FUSE OR HACR CIRCUIT BREAKER REQUIRED)
MIN. CIRCUIT AMPS 17.0
FAN MOTOR
COMPRESSOR
FLA 0.7
RLA 13.8
MAX. WORKING PRESSURE
FACTORY CHARGE OZ. R-410A
FACTORY TEST PRESSURE PSIG LOW 240 HIGH 450
WARNING
ADVERTISEMENT
Intertek
USE COPPER CONDUCTORS ONLY.
AHRI CERTIFIED
05/25/2021 11:18

302
05/25/2021 11:18

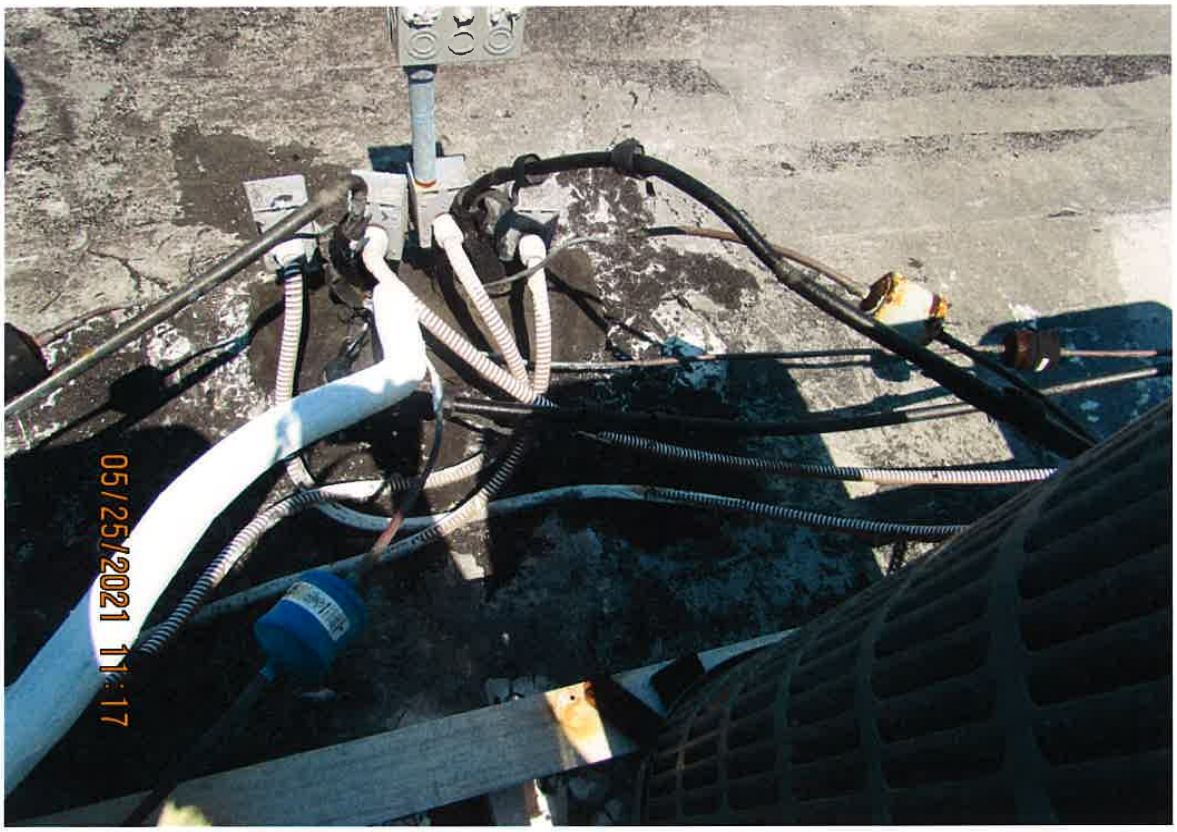

GOODMAN MANUFACTURING CO., L. P.
HOUSTON, TEXAS 77008
MODEL
SERIAL NO.
PHASE
HERTZ
VOLTAGE RANGE MIN. MAX.
MIN. CIRCUIT AMPS
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER
(HACR CIRCUIT BREAKER FOR U. S. ONLY)
COMPRESSOR RLA LRA
MAX. WORKING PRESSURE
FAN MOTOR FLA H.P.
FACTORY CHARGE OZ. R22
FACTORY TEST PRESSURE PSIG LOW HIGH
HEATING AND COOLING EQUIPMENT
CENTRAL COOLING AIR CONDITIONER
CAUTION:
DISCONNECT THE ELECTRICAL POWER BEFORE SERVICING.
ATTENTION:
DECONNECTER DU CIRCUIT D'ALIMENTATION ELECTRIQUE AVANT L'ENTRETIEN.
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE
MEA NO.
PART NO.
ACCEPTED FOR USE
CITY OF NEW YORK
05/25/2021 11:18

2 2
05/25/2021 11:18

MODEL NO. 10A3024A01
MFD 02/2004
SERIAL NO. 6032 T0804 04046
OUTDOOR USE
VOLTS 208/230
PHASE 1
HERTZ 60
COMPRESSOR R.L.A. 11.5/11.5
L.R.A. 60
OUTDOOR FAN MOTOR F.L.A. .9
HP(WATTS) 1/6
MIN. SUPPLY CIRCUIT AMPACITY
16/16 AMP
MAX. FUSE OR CKT. BRK. SIZE*
25/25 AMP
MIN FUSE OR CKT. BRK. SIZE*
20/20 AMP
DESIGN PRESSURE HIGH
2068 KPA/300 PSIG
DESIGN PRESSURE LOW
1034 KPA/150 PSIG
OUTDOOR UNITS FACTORY CHARGE
1729G/60 OZ. R22
TOTAL SYSTEM CHARGE
OZ. R22
SEE INSTRUCTIONS INSIDE ACCESS PANEL
ICECO
FORT SMITH, ARKANSAS
MADE IN THE USA
*MAX TYPE BREAKER FOR U.S.A.
05/25/2021 11:18

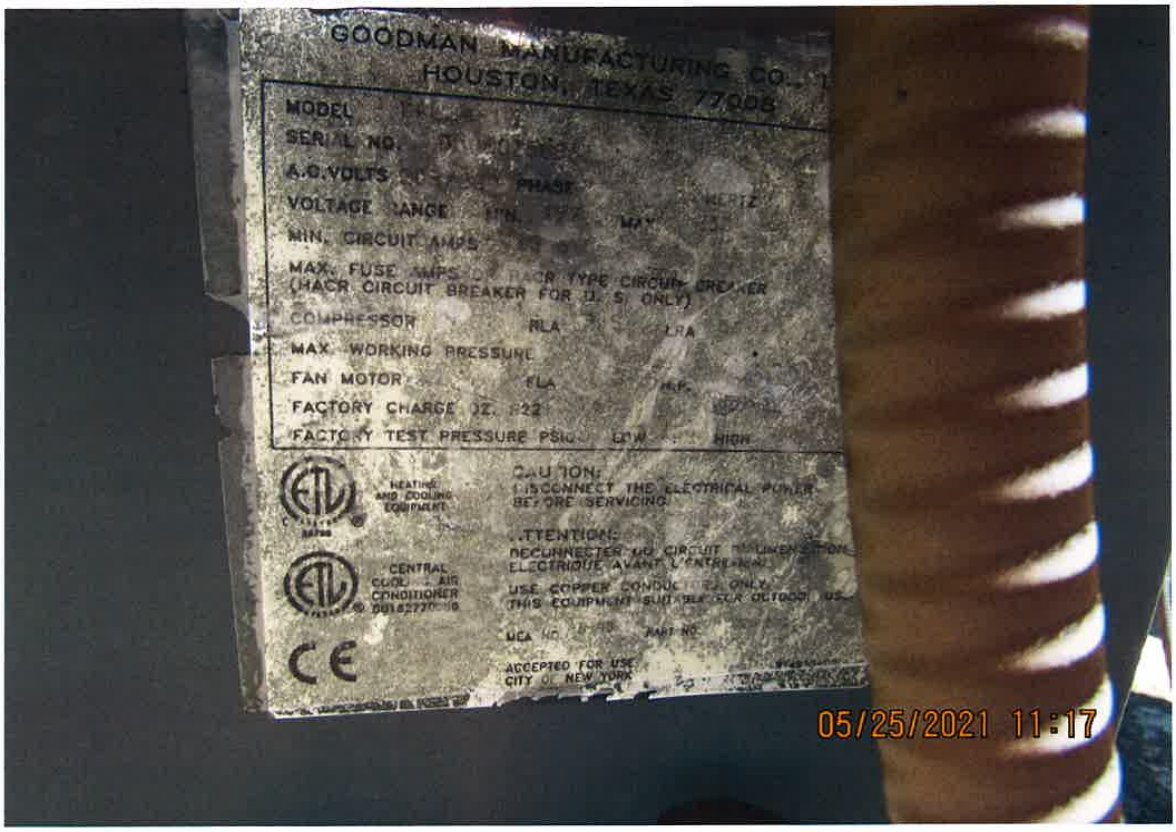
102
05/25/2021 11:17

05/25/2021 11:17


05/25/2021 11:17

GOODMAN MANUFACTURING CO., L.
HOUSTON, TEXAS 77008
MODEL
SERIAL NO.
A.C. VOLTS
PHASE
HERTZ
VOLTAGE RANGE
MIN.
MAX.
MIN. CIRCUIT AMPS
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER
(HACR CIRCUIT BREAKER FOR U. S. ONLY)
COMPRESSOR
RLA
LRA
MAX. WORKING PRESSURE
FAN MOTOR
FLA
H.P.
FACTORY CHARGE OF R22
FACTORY TEST PRESSURE PSIG
LOW
HIGH
CAUTION:
ATTENTION:
CENTRAL COOLING AIR CONDITIONER
USE COPPER CONDUCTORS ONLY
THIS EQUIPMENT SUITABLE FOR OUTDOOR
USA NO.
PART NO.
ACCEPTED FOR USE
CITY OF NEW YORK
05/25/2021 11:17

05/25/2021 11:17


GOODMAN MANUFACTURING CO.
HOUSTON, TEXAS 77008
MODEL
SERIAL NO.
A.C. VOLTS
PHASE
VOLTAGE RANGE
HERTZ
MIN. CIRCUIT AMPS
MAX. FUSE AMPS
(HACR CIRCUIT BREAKER FOR U.S. ONLY)
COMPRESSOR
RLA
LRA
MAX. WORKING PRESSURE
FAN MOTOR
FLA
H.P.
FACTORY CHARGE OZ. R22
FACTORY TEST PRESSURE PSIG
LOW
HIGH
HEATING AND COOLING EQUIPMENT
CENTRAL COOLING AIR CONDITIONER
CAUTION:
DISCONNECT THE ELECTRICAL POWER BEFORE SERVICING.
ATTENTION:
DECONNECTER LA CIRCUIT ELECTRIQUE AVANT L'ENTRETIEN.
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE.
UCA NO.
PART NO.
ACCEPTED FOR USE
CITY OF NEW YORK
CE
05/25/2021 11:17

301
05/25/2021 11:17

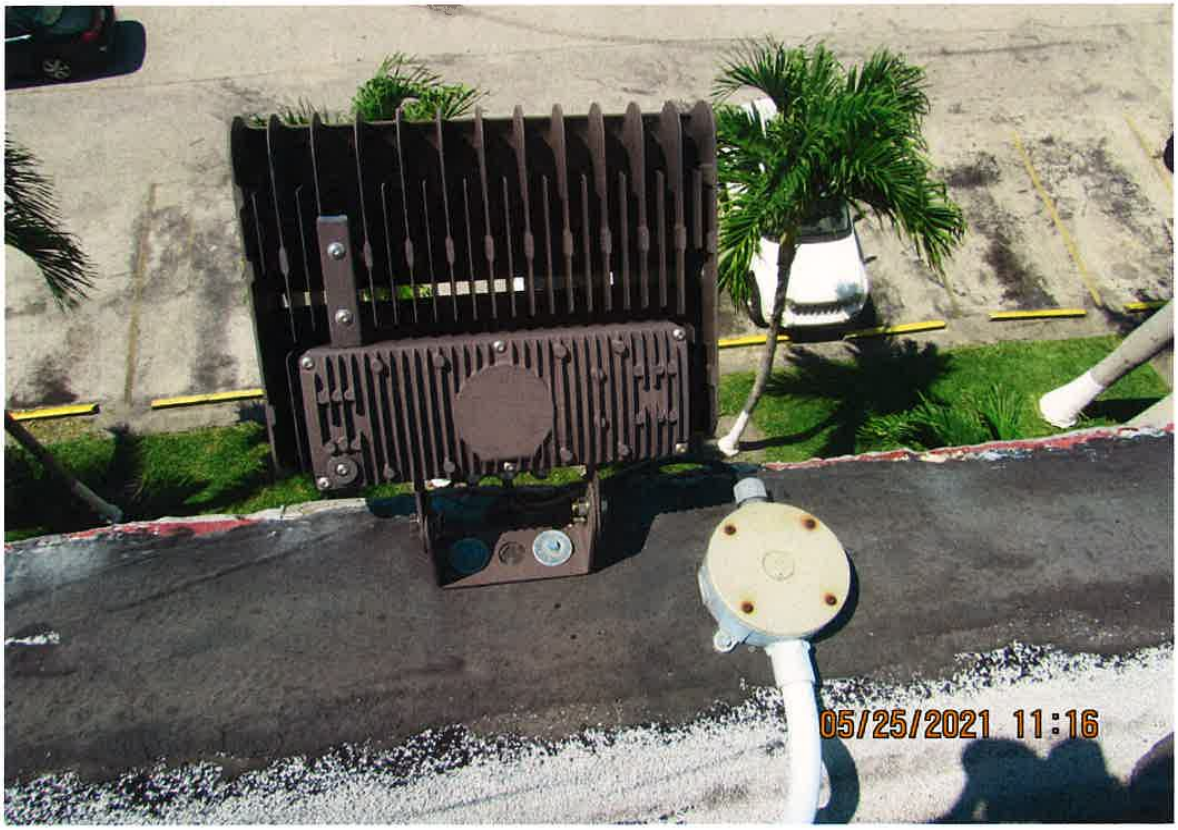
201
05/25/2021 11:17

GOODMAN MANUFACTURING CO., L. P.
HOUSTON, TEXAS 77008
MODEL CKL24-1H
SERIAL NO. 0304454737
A.C.VOLTS 208/230 PHASE 1 HERTZ 60
VOLTAGE RANGE MIN. 197 MAX. 253
MIN. CIRCUIT AMPS 16.4
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER (HACR CIRCUIT BREAKER FOR U. S. ONLY) 20
COMPRESSOR RLA 12.1 LRA 57
MAX. WORKING PRESSURE
FAN MOTOR FLA .3 H.P. 1/6
FACTORY CHARGE OZ. R22 72
FACTORY TEST PRESSURE PSIG LOW 145 HIGH 300
CAUTION:
DISCONNECT THE ELECTRICAL POWER BEFORE SERVICING.
ATTENTION:
DECONNECTER DU CORDON D'ALIMENTATION ELECTRIQUE AVANT L'INSPECTION.
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE.
SEA NO.
PART NO.
ACCEPTED FOR USE CITY OF NEW YORK
CE
05/25/2021 11:16

GOODMAN MANUFACTURING CORP.
HOUSTON, TEXAS 77008
MODEL
SERIAL NO.
A.C. VOLTS
PHASE
HERTZ
VOLTAGE RANGE
MIN.
MAX.
MIN. CIRCUIT AMPS.
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER
(HACR CIRCUIT BREAKER FOR U.S. ONLY)
COMPRESSOR RLA
LRA
MAX. WORKING PRESSURE
FAN MOTOR
FLA
FACTORY CHARGE OZ. R22
FACTORY TEST PRESSURE PSIG LOW
HIGH
Warnock Hersey
CAUTION: DISCONNECT THE ELECT
BEFORE SERVICING.
AL POWER
ATTENTION: DECONNECTER DU CIRC
LECTRIQUE AVANT L'EN
T D'ALIMENTATION
RETIEN.
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT IS SUITABLE FOR OUTDOOR USE.
HEAT PUMP
G0181770080
ACCEPTED FOR USE
CITY OF NEW YORK
CENTRAL COOLING Air CONDITIONER
MEA NO.
PART
05/25/2021 11:16

05/25/2021 11:16

05/25/2021 11:16


05/25/2021 11:16

	Permit #	Folio #	Company	Job Address	Status	Job
70862	080905-0	514229000111	Florida State Security, Inc.	3181 HALLANDALE BLVD	Permit Complete	Commercial Fire Alarms
70956	080964-0	514229000111	Nation 1 Electrical Service, Inc	3181 Hallandale Blvd	Permit Complete	Commercial Electrical Work
71018	080963-0	514229000111	A/C Three, Inc.	3181 Hallandale Blvd	Permit Complete	
71133		514229000113	G & D Asphalt and Sealcoating Inc.	3181 Hallandale Blvd	Archived	Commercial Paving & Restripping
72846	103558-0	514229000113	Restore Painting & Waterproofing Inc.	3181 Hallandale Blvd	Permit Complete	Commercial Paving & Restripping
75052	124584-0	514229000111	Silca Comercio Internacional	3181 HALLANDALE BEACH Blvd PEMBROKE PARK, FL	Permit Complete	Commercial Paving & Restripping
77270	145647-0	514229000111	ABLE-SORG FENCE INC	3181 W HALLANDALE BEACH Blvd	Permit Complete	Commercial Fences - Chainlink
82046		514229000111	DESIGN CONCEPT REMODELING SERVICES	3181 W HALLANDALE BEACH BLVD	Canceled Permit	Commercial Repairs - STRUCTURAL
83398	177187-0	514230140090	A & D Air Conditioning & Refrig	3181 SW 54 AVE, UNIT 16-2L	Permit Complete	Residential A.C. Changeouts
90313	1910125-0	514229000111	A-1 PARADISE PLUMBING INC	3181 W HALLANDALE BEACH BLVD	Permit Complete	Commercial Backflow
91234	1910490-0	514230130630	Florida Power & Light	W SIDE OF SW 52 AVE & N SIDE OF COUNTYLINE RD (NE 215 ST) WR#8931817	Expired	Commercial Underground Cabling (R.O.W)
92962	2110870-0	514230140090	A+ Roofing Co Inc.	3183,3181,3179,3 SW 54 A VE (BLDG 16)	Permit Complete	Commercial Re-Roof Composition Shingle

Sundrift ACS

permits needed as of 5/26/2021

- water heater replaced (3rd floor laundry room area)
- A/C permits (24)
- 404 - unit 2nd screen door.

Red Zone

Sundrift

- ~~3rd~~ 4th floor water heater
- 404 2nd screen door
- ACS permits

Sundrift ACS roof.

walk thru 5-26-21

- steps fixed
- camera removed from unit 101
- shutter removed from wall.
- wall is adjacent property for repair.

Case Overview

Property/Incident Information

Owner	Address	Site Address
ASHAINA LESSNER	3140 W HALLANDALE BEACH BLVD LOT 804 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3140 W HALLANDALE BEACH BLVD LOT 804

Legal Description

Case Status Open **Case #** 5924 **Date Next Inspection** 8/19/2021

Notes

1. New windows added without a permit. Obtain a permit for each window replaced with plans and inspections.
2. French doors installed without a permit. Obtain a permit for the french doors with plans and inspections.
3. Demolition started without a permit. Obtain a permit for the demo with any plans and inspections.
4. (2) additions added to the M/H without a permit. Obtain a permit for the (2) additions including electrical and plumbing with any plans and inspections.
5. New vinyl siding added to the home without a permit. Obtain a permit for the vinyl siding with any plans and inspections.
6. New door added without a permit. Obtain a permit for the new door with any plans and inspections.
7. Possible removal of carport area converted to an addition. Verify with the Building Department.
8. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/15/2021		Notice of Violation	Posted to Property
7/30/2021	8/19/2021	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: 8/19/2021

7021 0350 0001 0297 8690

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To
ASHAINA LESSNER

Street and Apt. No.
3140 W HALLANDALE BEACH BLVD
LOT 804

City, State, ZIP+4®
PEMBROKE PARK, FL 33009
NOH # 5924

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

7021 0350 0001 0297 8713

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here
AUG 2 - 2021

Postage
$ 0.51

Total Postage an
$ 6.96

Sent To
HOLIDAY MOBILE HOME PARK LLC

Street and Apt. No.
3140 W HALLANDALE BEACH BLVD

City, State, ZIP+4
PEMBROKE PARK, FL 33009
NOH # 5924

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

7021 0350 0001 0297 8706

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here
AUG 2 - 2021

Postage
$ 0.52

Total Postage and
$ 6.96

Sent To
CORPORATION SERVICE COMPANY

Street and Apt. No.
1201 HAYS STREET

City, State, ZIP+4®
TALLAHASSEE, FL 32301
NOH # 5924

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

N # 5924

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
06/15/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

Holiday Hallandale MHC LLC
8800 North Bronx Ave
2nd Floor
Skokie, IL 60077

SOV # 5924

J OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
06/15/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

Sent To:

ASHAINA LESSNER

3140 W HALLANDALE BEACH BLVD LOT 804
PEMBROKE PARK, FL 33009

Case #:

5924

10v #5924

I OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
06/15/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

corporation service company
1201 Hays Street
Tallahassee, FL
32301

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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY

BUELTMANN, TOM
8800 NORTH BRONX AVENUE

2ND FLOOR
SKOKIE, IL 60077

Annual Reports

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

Document Images

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

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

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

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

Property Assessment Values

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

2021* Exemptions and Taxable Values by Taxing Authority

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

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

ASHAINA LESSNER

3140 W HALLANDALE BEACH BLVD LOT 804
PEMBROKE PARK, FL 33009

Case #:

5924

Property Owner:

ASHAINA LESSNER

3140 W HALLANDALE BEACH BLVD LOT 804
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 804

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/15/2021 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

1. New windows added without a permit. Obtain a permit for each window replaced with plans and inspections.
2. French doors installed without a permit. Obtain a permit for the french doors with plans and inspections.
3. Demolition started without a permit. Obtain a permit for the demo with any plans and inspections.
4. (2) additions added to the M/H without a permit. Obtain a permit for the (2) additions including electrical and plumbing with any plans and inspections.
5. New vinyl siding added to the home without a permit. Obtain a permit for the vinyl siding with any plans and inspections.
6. New door added without a permit. Obtain a permit for the new door with any plans and inspections.
7. Possible removal of carport area converted to an addition. Verify with the Building Department.
8. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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.

Teressa Malcolm

Code Enforcement Officer

7/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
ASHAINA LESSNER	)	CASE NO. 5924
Respondent		

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

TO BE SERVED: ASHAINA LESSNER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD LOT 804, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ASHAINA LESSNER AT **10:17** **A.M.**/P.M. ON THE **2** DAY OF **AUGUST** 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 11 day of 8, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

ASHAINA LESSNER

3140 W HALLANDALE BEACH BLVD LOT 804
PEMBROKE PARK, FL 33009

Case #:

5924

Property Owner:

ASHAINA LESSNER

3140 W HALLANDALE BEACH BLVD LOT 804
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:

08/02/2021 22:17

08/02/2021 22:17

08/02/2021 22:18

BULL BAG
DUMPSTER
08/02/2021 22:18

08/02/2021 22:18

08/02/2021 22:18

08/02/2021 22:18

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ASHAINA LESSNER	5924	06/15/2021
3140 W HALLANDALE BEACH BLVD LOT 804 PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
ASHAINA LESSNER	514229000300	
3140 W HALLANDALE BEACH BLVD LOT 804 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 804

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/15/2021 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

Notes/Means of Correction:

1. New windows added without a permit. Obtain a permit for each window replaced with plans and inspections.
2. French doors installed without a permit. Obtain a permit for the french doors with plans and inspections.
3. Demolition started without a permit. Obtain a permit for the demo with any plans and inspections.
4. (2) additions added to the M/H without a permit. Obtain a permit for the (2) additions including electrical and plumbing with any plans and inspections.
5. New vinyl siding added to the home without a permit. Obtain a permit for the vinyl siding with any plans and inspections.
6. New door added without a permit. Obtain a permit for the new door with any plans and inspections.
7. Possible removal of carport area converted to an addition. Verify with the Building Department.
8. A double permit fee has been assessed.

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

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

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name Ashaina Lessner

Date 6.14.2021

Site Address (804) 3140 W Hallandale Beach Lot 804

Case #

Sub/Park Holiday

Permit #

☒ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code #

☒ Violation of Town Ordinance # S-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)

New windows, french doors, Demolition of drywall, (2) Additions to MH including electrical, New vinyl siding, & New Door.

Corrective Action(s)

Obtain a permit for Additions w/ roofover, New windows, french doors, New door; demo that was started, New vinyl siding with inspections & plans w/ any electrical.

☒ 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. Malcam
Code Enforcement Officer

Posted NO answer from door.
Received by

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

804
06/14/2021 11:21

06/14/2021 11:21

06/14/2021 11:21

06/14/2021 11:20

06/14/2021 11:20

06/14/2021 11:20

06/14/2021 11:20

804
06/14/2021 11:20

06/14/2021 11:20

06/14/2021 11:19

06/14/2021 11:19

06/14/2021 11:19

06/14/2021 11:19

06/14/2021 11:19

06/14/2021 11:18

06/14/2021 11:18

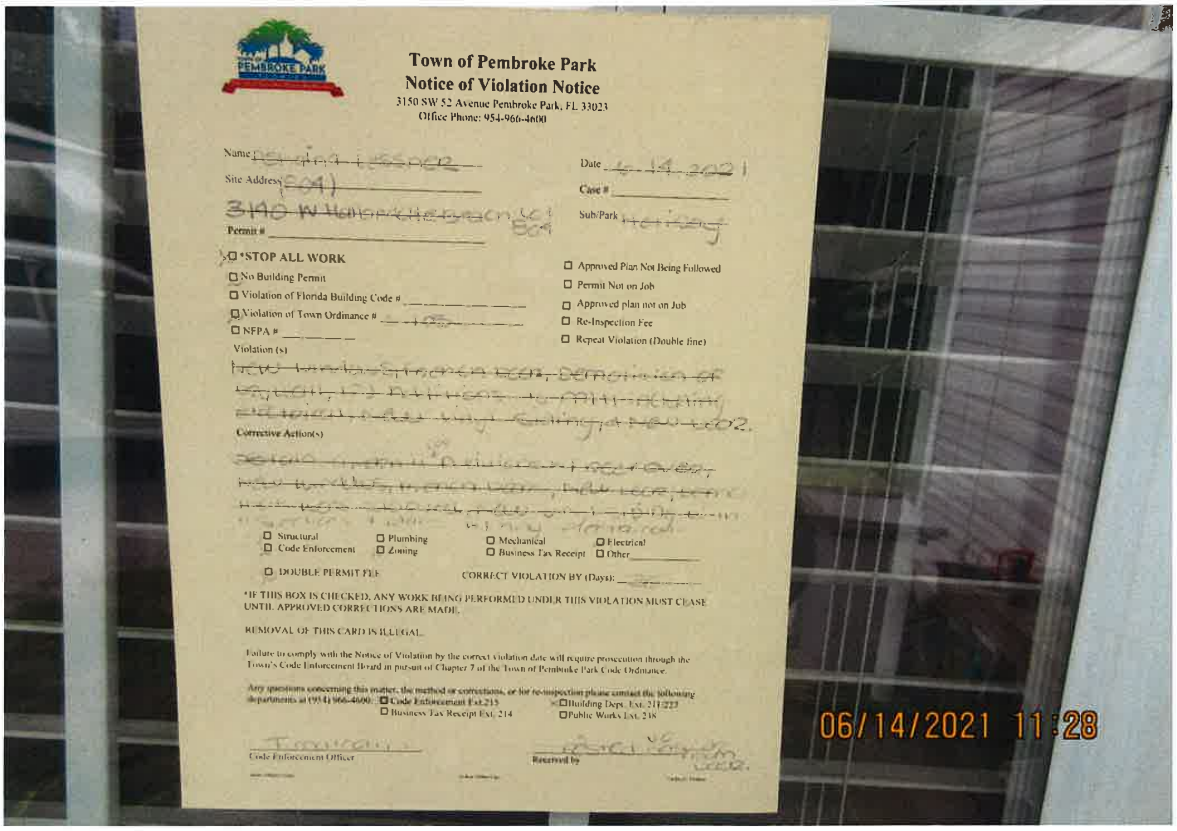
06/14/2021 11:18

06/14/2021 11:18

BULL
BAG
DUMPSTER
Cubic Yard
Fill Line
THE REUSABLE DUMPSTER BAG
WWW.THEBULLBAG.COM
06/14/2021 11:18

BULL
BAG
DUMPSTER
THE REUSABLE DUMPSTER
WWW.THEBULLBAG.COM
06/14/2021 11:18

06/14/2021 11:28


Town of Pembroke Park
Notice of Violation Notice
3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600
Name
Site Address
Permit #
Date
Case #
Sub/Park
*STOP ALL WORK
No Building Permit
Violation of Florida Building Code #
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)
Corrective Action(s)
Structural
Code Enforcement
Plumbing
Zoning
Mechanical
Business Tax Receipt
Electrical
Other
DOUBLE PERMIT FEE
CORRECT VIOLATION BY (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. 211/223
Public Works Ext. 218
Code Enforcement Officer
Received by
06/14/2021 11:28

Case Overview

Property/Incident Information

Owner	Address	Site Address
RODI,YVES CHARBONNEAU,BRIGITTE ETAL	115 S KEY DR #629 PEMBROKE PARK, FL 33009	115 S KEY DR, PEMBROKE PARK, FL 33009 629

Legal Description

Case Status Open **Case #** 5997 **Date Next Inspection** 8/19/2021

Notes
1. New A/C enclosure built without a permit. Obtain plans, permit and inspections.
2. Built new concrete stairs without a permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/28/2021		Notice of Violation	Posted to Property Regular Mail
7/30/2021	8/19/2021	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: 8/19/2021
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: 8/19/2021

7021 0350 0001 0297 8720

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

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

OFFICIAL USE

Certified Mail Fee
$

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

AUG 2 - 2021
WEST HOLLYWOOD
Postmark Here

Postage
$ 0.51

Total Postage
$ 6.96

Sent To BRIGETTE, CHARBONNEAU & YVES RODI

Street and Apt 115 S KEY DR

City, State, ZI PEMBROKE PARK, FL 33009
NOH # 5997

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

TOWN OF PEMBROKE PARK

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

Hasler
07/02/2021
US POSTAGE $

5997

RODI,YVES
CHARBONNEAU,BRIGITTE ETAL

115 S KEY DR #629
PEMBROKE PARK, FL 33009

Property Owner:

Propert

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	115 S KEY DRIVE #629, PEMBROKE PARK FL 33009	ID #	5142 29 NN 3970
Property Owner	RODI, YVES CHARBONNEAU, BRIGITTE ETAL	Millage	0613
		Use	05
Mailing Address	115 S KEY DR #629 PEMBROKE PARK FL 33009		

Abbr Legal Description	PARK LAKE INC CO-OP LOT 629

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*	$40,000	$33,910	$73,910	$73,910	
2020	$40,000	$33,830	$73,830	$73,830	$1,593.37
2019	$40,000	$43,100	$83,100	$83,100	$1,814.41

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$73,910	$73,910	$73,910	$73,910
Portability	0	0	0	0
Assessed/SOH	$73,910	$73,910	$73,910	$73,910
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$73,910	$73,910	$73,910	$73,910

Sales History

Date	Type	Price	Book/Page or CIN
1/10/2020	CPT-Q	$80,000	116301814
4/4/2012	CPT-T	$100	48662 / 183
4/19/1996	CPT		24879 / 741

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		672
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1971/1970		

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:

07/30/2021

Sent To:

RODI,YVES
CHARBONNEAU,BRIGITTE ETAL

115 S KEY DR #629
PEMBROKE PARK, FL 33009

Case #:

5997

Property Owner:

RODI,YVES
CHARBONNEAU,BRIGITTE ETAL

115 S KEY DR #629
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN3970

Legal Description:

PARK LAKE INC CO-OP LOT 629

AKA:

115 S KEY DR, PEMBROKE PARK, FL
33009 629

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2021 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. New A/C enclosure built without a permit. Obtain plans, permit and inspections.
2. Built new concrete stairs without a permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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.

Teressa Malcolm

Code Enforcement Officer

7/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
BRIGETTE CHARBONNEAU / YVES RODI Respondent	)	CASE NO. 5997

AFFIDAVIT OF SERVICE

TO BE SERVED: BRIGETTE CHARBONNEAU / YVES RODI

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 115 S KEY DRIVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: BRIGETTE CHARBONNEAU / YVES RODI AT **9:30** **A.M.**/P.M. ON THE **2** DAY OF **AUGUST** 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 8, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

RODI,YVES
CHARBONNEAU,BRIGITTE ETAL

115 S KEY DR #629
PEMBROKE PARK, FL 33009

Case #:

5997

Property Owner:

RODI,YVES
CHARBONNEAU,BRIGITTE ETAL

115 S KEY DR #629
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN3970

Legal Description:

PARK LAKE INC CO-OP LOT 629

08/02/2021 21:30

AKA:

08/02/2021 21:30

115
08/02/2021 21:30

08/02/2021 21:29

08/02/2021 21:29

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
RODI,YVES CHARBONNEAU,BRIGITTE ETAL 115 S KEY DR #629 PEMBROKE PARK, FL 33009	5997	06/28/2021

Property Owner:	Property Description:	Certified Mail #:
RODI,YVES CHARBONNEAU,BRIGITTE ETAL 115 S KEY DR #629 PEMBROKE PARK, FL 33009	514229NN3970	

Legal Description:	AKA:
PARK LAKE INC CO-OP LOT 629	115 S KEY DR, PEMBROKE PARK, FL 33009 629

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2021 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. New A/C enclosure built without a permit. Obtain plans, permit and inspections.
2. Built new concrete stairs without a permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

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

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

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

ENTERED

Name ~~Yvonne~~ Yves Robi / Brigette Charbonneau

Date 06.28.2021

Site Address 115 S Key Drive
Pembroke Park, FL 33009

Case # 5997

Sub/Park Park Lake

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)

New A/C enclosure built without a permit and new concrete stairs added to M/H.

Corrective Action(s)

Obtain a permit for the concrete stairs and enclosure around A/C unit.

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

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

T. Malcolm
Code Enforcement Officer

Posted
Received by

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

115
06/28/2021 08:16

06/28/2021 08:16

06/28/2021 08:15

06/28/2021 08:15

06/28/2021 08:15

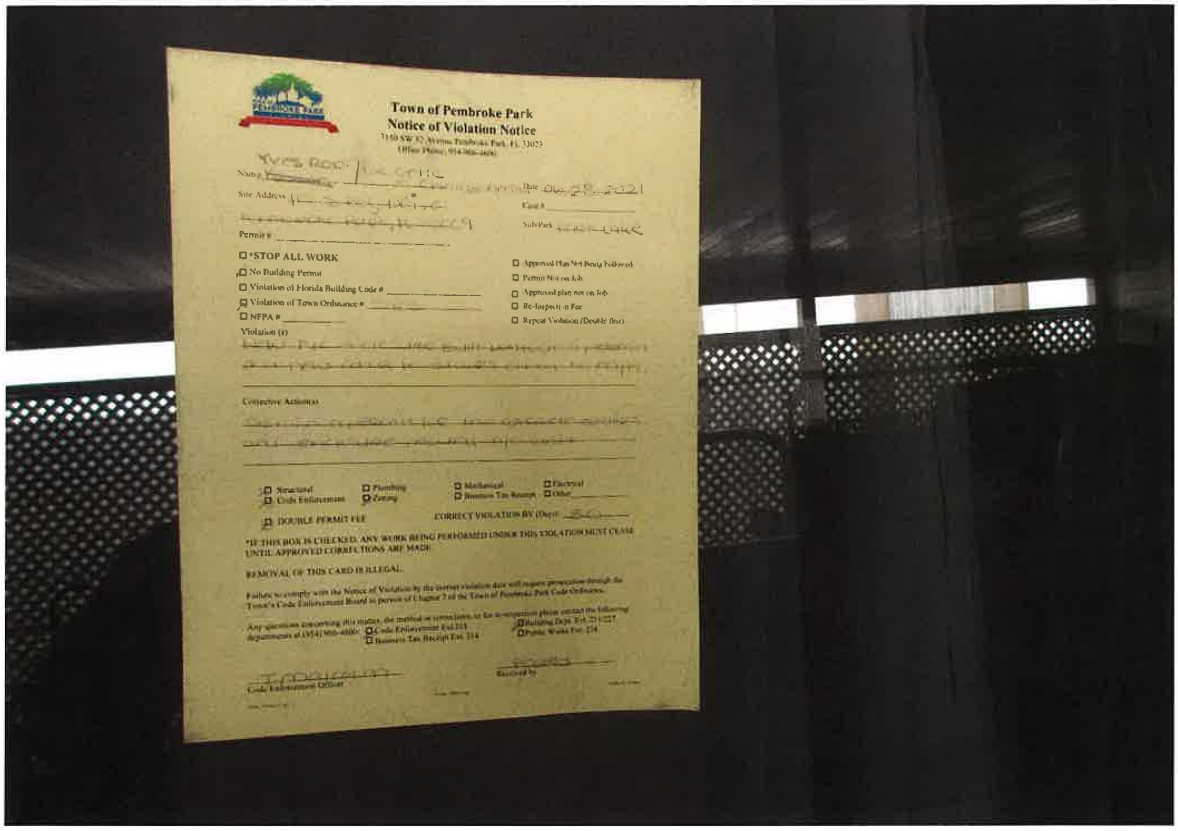
06/28/2021 08:15

06/28/2021 08:15

06/28/2021 08:14

06/28/2021 08:14

06/28/2021 08:14



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

Name: YVES ROCHE
Date: 06-28-2021
Site Address:
Unit #:
Permit #:
Sub/Park:

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

Violation (s)

Corrective Action(s)

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

☐ DOUBLE PERMIT FEE
CORRECT VIOLATION BY (Date):

*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 listed 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. 213/227 ☐ Public Works Ext. 224

Code Enforcement Officer
Received by

06/28/2021 08:16

06/28/2021 08:16

06/28/2021 08:16

115
06/28/2021 08:16

Case Overview

Property/Incident Information

Owner	Address	Site Address
ARDEVCO LLC	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #306

Legal Description

Case Status Open **Case #** 6001 **Date Next Inspection** 8/19/2021

Notes
1. Drywall repairs were done without permit. Obtain a permit with plans and inspections for the drywall repairs done in the unit. Tenant mentioned leaks in the unit which needs repairs with a permit for concrete restoration.
2. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/2/2021		Notice of Violation	Hand
7/30/2021	8/19/2021	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: 8/19/2021
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: 8/19/2021

7021 0350 0001 0297 8737

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

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

OFFICIAL USE

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

Postage
$ 0.91
Total Postage and Fee
$ 7.87
Sent To ARDEVCO LLC
Street and Apt. No., or PO Box No. 3181 W HALLANDALE BEACH BLVD #300
City, State, ZIP+4® PEMBROKE PARK, FL 33009
NOH # 6001, # 5709, # 5902

Postmark Here

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

7021 0350 0001 0297 8744

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

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

OFFICIAL USE

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

Postage
$ 0.91
Total Postage and Fee
$ 7.87
Sent To JEFFREY FIENBERG
Street and Apt. No., or PO Box No. 4651 SHERIDAN ST SUITE 200
City, State, ZIP+4® HOLLYWOOD, FL 33021
NOH # 5709, NOH # 5902, & NOH #6001

Postmark Here

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

7021 0350 0001 0297 8683

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 Fee
$ 6.96
Sent To ARDEVCO LLC
Street and Apt. No., or PO Box No. 3181 W HALLANDALE BEACH BLVD #300
City, State, ZIP+4® PEMBROKE PARK, FL 33009
NOH #5902

Postmark Here

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

7021 0350 0001 0297 8607

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 Fee
$ 6.96
Sent To ARDEVCO LLC
Street and Apt. No., or PO Box No. 3181 W HALLANDALE BEACH BLVD #300
City, State, ZIP+4® PEMBROKE PARK, FL 33009
NOH #5709

Postmark Here

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

TOWN OF PEMBROKE PARK

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

Hasler F
07/02/2021
US POSTAGE $C
01

ARDEVCO LLC 6001

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Property Owner: **Proper**

Detail by Entity Name

Florida Limited Liability Company
ARDEVCO, LLC

Filing Information

Document Number	L18000021942
FEI/EIN Number	82-4464614
Date Filed	01/24/2018
State	FL
Status	ACTIVE

Principal Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Mailing Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

GARONE, ANTHONY
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Title AMBR

D'ELIA, ROCCO
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/20/2020
2021	03/12/2021

Document Images

03/12/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3181 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	ARDEVCO LLC
Mailing Address	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH FL 33009

ID #	5142 29 00 0111
Millage	0613
Use	03

Abbr Legal Description	29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS 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 Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$338,330	$3,130,010	$3,468,340	$3,468,340	
2020	$338,330	$3,058,310	$3,396,640	$3,396,640	$73,305.60
2019	$338,330	$3,058,310	$3,396,640	$3,396,640	$74,162.24

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,468,340	$3,468,340	$3,468,340	$3,468,340
Portability	0	0	0	0
Assessed/SOH	$3,468,340	$3,468,340	$3,468,340	$3,468,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,468,340	$3,468,340	$3,468,340	$3,468,340

Sales History

Date	Type	Price	Book/Page or CIN
2/28/2018	QCD-T	$100	115044482
7/14/2015	WD-Q	$3,000,000	113121896
1/9/1995	WD	$1,000,000	23121 / 797
5/1/1974	QCD	$400,000	1160 / 767
9/1/1971	WD	$156,000	

Land Calculations

Price	Factor	Type
$9.00	37,592	SF
Adj. Bldg. S.F. (Card, Sketch)		28751
Units		32

Eff./Act. Year Built: 1973/1972

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:

07/30/2021

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

6001

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000111

Legal Description:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

AKA:

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #306

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/2/2021 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

1. Drywall repairs were done without permit. Obtain a permit with plans and inspections for the drywall repairs done in the unit. Tenant mentioned leaks in the unit which needs repairs with a permit for concrete restoration.
2. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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.

Teressa Malcolm

Code Enforcement Officer

7/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
ARDEVCO LLC	)	CASE NO. 6001
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: ARDEVCO LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ARDEVCO LLC AT **11:55** **A.M.**/P.M. ON THE **2** DAY OF **AUGUST** 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 8, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Case #:

6001

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Property Description:

514229000111

Legal Description:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF
NE1/4 LESS S 50 FOR ST RD 824 & LESS
E 430 OF N 150 OF S 200 OF SE1/4 OF

08/02/2021 23:55

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

6001

Date:

07/02/2021

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Property Description:

514229000111

Certified Mail #:

Legal Description:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

AKA:

3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #306

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/2/2021 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

Notes/Means of Correction:

1. Drywall repairs wee done without permit. Obtain a permit with plans and inspections for the drywall repairs done in the unit. Tenant mentioned leaks in the unit which needs repairs with a permit for concrete restoration.
2. A double permit fee has been assessed.

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

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

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name ARDEVCO LLC

Date 06.30.2021

Site Address 3181 W Hallandale Beach Blvd #306

Case # _____

Sub/Park _____

Permit # _____

☒ *STOP ALL WORK

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # S-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)

Drywall Repairs Done without permit. Tenant vertical cracks in the cent which needs concrete restoration (See pictures).

Corrective Action(s)

Obtain a permit for Drywall Repairs + concrete restoration.

☒ 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

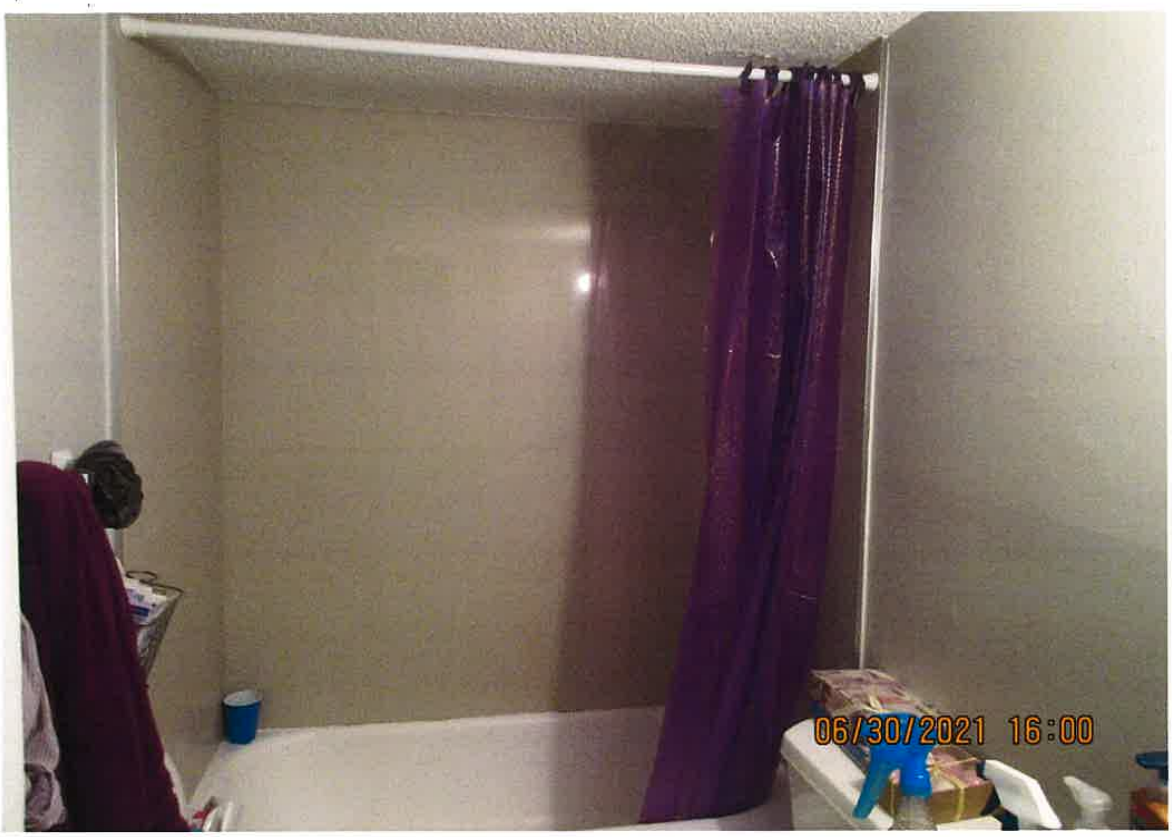
T. Malcolm
Code Enforcement Officer

Mailed.
Received by

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

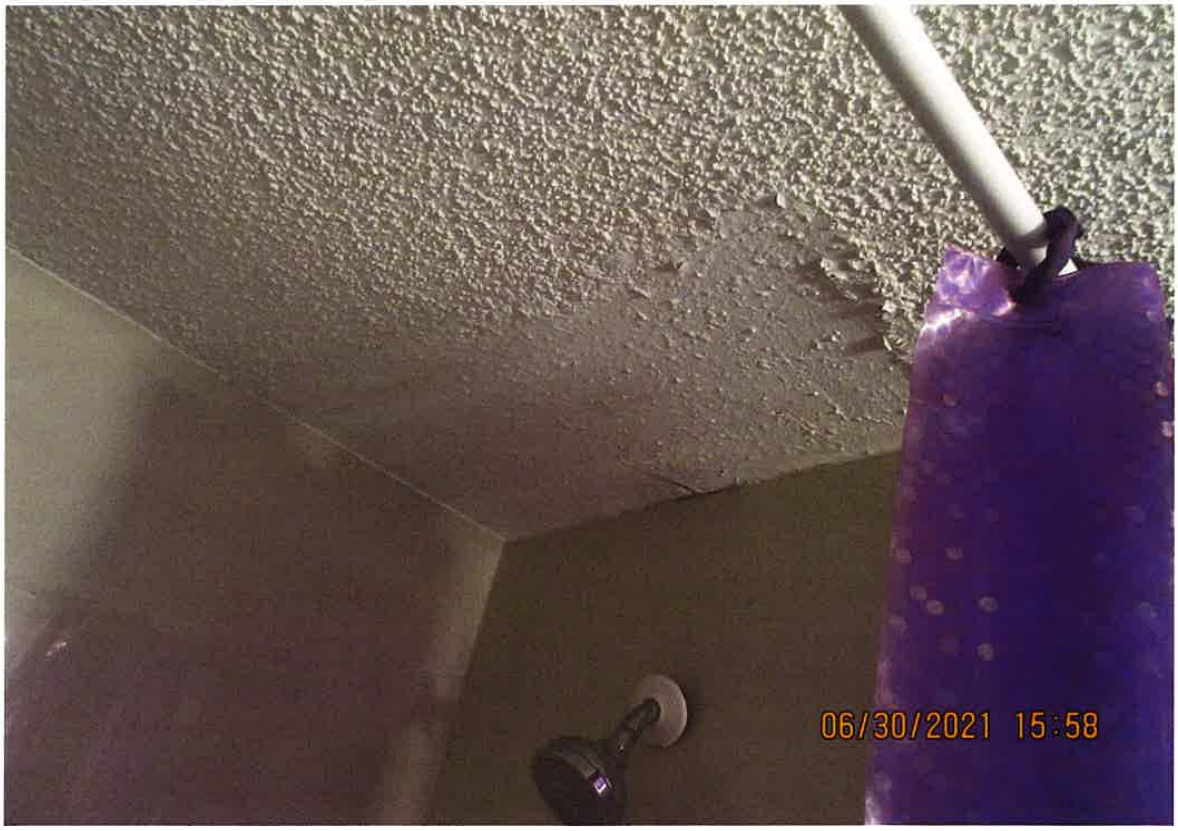
306
06/30/2021 16:03

06/30/2021 16:00


06/30/2021 16:00

06/30/2021 15:58

06/30/2021 15:58

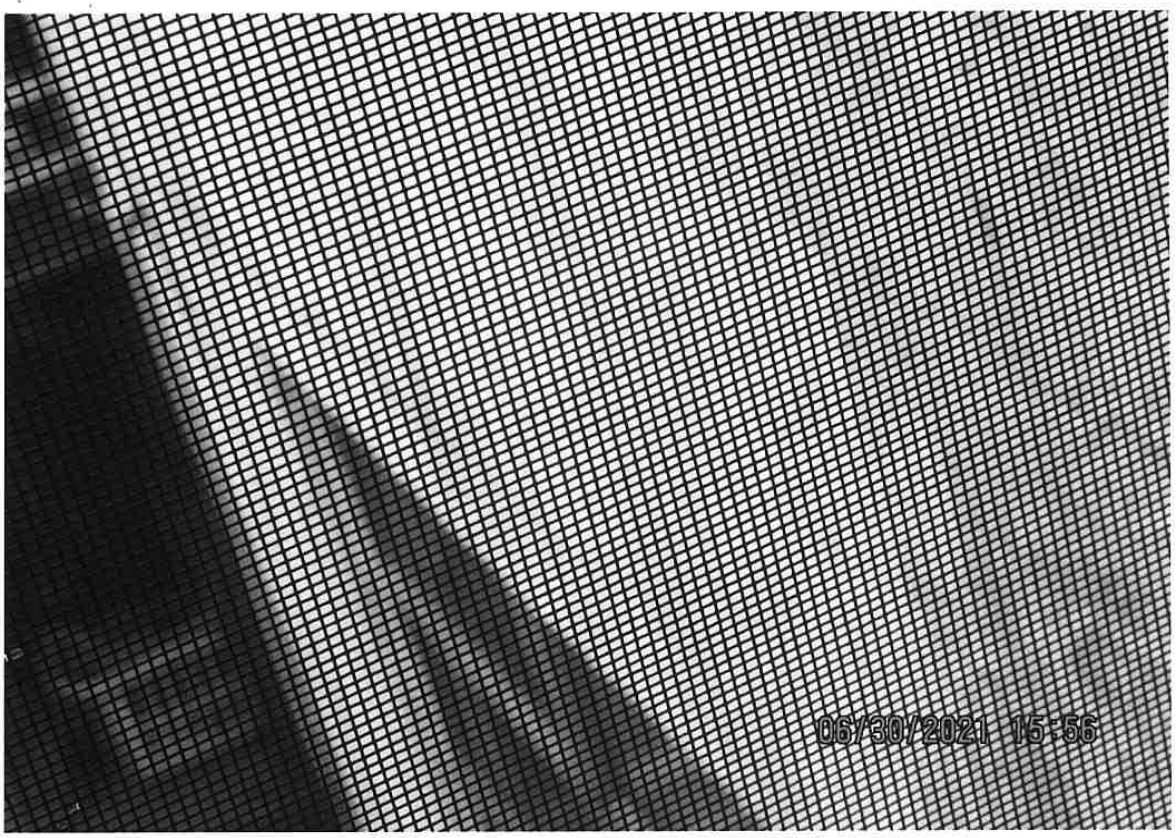

06/30/2021 15:58

06/30/2021 15:57

06/30/2021 15:57

06/30/2021 15:57

06/30/2021 15:57


06/30/2021 15:56

06/30/2021 15:56

06/30/2021 15:55

06/30/2021 15:55