



AGENDA

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, August 21, 2024
COUNCIL CHAMBERS
3150 SW 52 AVE,
PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

7 - 12

4.1. [CODE COMPLIANCE SPECIAL MAGISTRATE MINUTES - JULY 17 2024](#)

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

5.1. **CASE 5378** - ADDED TO AGENDA FOR ABATEMENT OF FINE

5.2. **CASE 7447** - ADDED TO AGENDA FOR ABATEMENT OF FINE

5.3. **CASE 8609** - REMOVED FROM AGENDA, COMPLIED BEFORE HEARING DATE

5.4. **CASE 8756** - ADDED TO AGENDA FOR ABATEMENT OF FINE

6. PUBLIC HEARING

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

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

- 13 - 30 7.1. **CASE 8397** - TIMELY PROPERTY INC - 3001 W HALLANDALE BEACH BLVD, #312, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
[Case Overview 8397](#)
- 31 - 49 7.2. **CASE 8398** - PEMBROKE PARK WAREHOUSES HOLDING - 3130 PEMBROKE RD, UNIT 430, PEMBROKE PARK, FL 33009 - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY; 15-177 - INITIAL CERTIFICATE OF USE - **REPEAT OFFENSE**
[Case Overview 8398](#)
- 50 - 70 7.3. **CASE 8403** - TIMELY PROPERTY INC - 3001 W HALLANDALE BEACH BLVD, #313, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
[Case Overview 8403](#)
- 71 - 86 7.4. **CASE 8409** - TIMELY PROPERTY INC - 3001 W HALLANDALE BEACH BLVD, #101, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 8409](#)
- 87 - 110 7.5. **CASE 8441** - LUIS QUINONES - 3140 W HALLANDALE BEACH BLVD, LOT 17, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8441](#)

- 111 - 128 7.6. **CASE 8526** - MAYRA RUIZ DE VILLA AND ALBERTO GUEVARA - 3100 W HALLANDALE BEACH BLVD, #106, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8526](#)
- 129 - 150 7.7. **CASE 8689** - PEMBROKE PARK LAKES INC - 43-A W LAKE DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
[Case Overview 8689](#)
- 151 - 175 7.8. **CASE 8609** - ISAAC JAMARRON - 41 W LAKE DRIVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a) EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
[Case Overview 8609](#)
- 176 - 197 7.9. **CASE 9723** - BNUMO INC - 4444 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 21-20(c)(3b) - PERMANENT SIGNS; 21-19(a)(d)(o)(q) - PROHIBITED SIGNS - **REPEAT OFFENSE**
[Case Overview 9723](#)

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

- 198 - 233 8.1. **CASE 5272** - BEAULIEU, MARTIN; BEAULIEU, RACHEL & PARE, CHANTAL - 311 MARINE DR, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
[Case Overview 5272](#)
- 234 - 267 8.2. **CASE 5304** - PIGOTT, GARY - 3407 SW 52 AVE, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(b) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) 0 NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
[Case Overview 5304](#)

- 268 - 304 8.3. **CASE 5557** - GEZELLA ALGARIN/DAISY LLORENS VALLE - 2401 SUSAN LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 5557](#)
- 305 - 404 8.4. **CASE 6185** - NATIONDOM INC - 5100 SW 41 ST, UNIT 307 PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(b) EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a) NONRESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
[Case Overview 6185](#)
- 405 - 453 8.5. **CASE 7003** - PLINIO CAJINA - 2318 CHARLES RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a) EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 7003](#)
- 454 - 535 8.6. **CASE 9150** - 3192-4 W HALLANDALE LLC C/O MGMT OFFICE - 3194 -3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 3-6 - NOISE RESTRICTION IN ESTABLISHMENTS; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 9150](#)

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

- 536 - 561 9.1. **CASE 5378** - PEMBROKE PARK WAREHOUSES HOLDING - 3182 PEMBROKE RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE -SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED - **FIRST OFFENSE**
[Case Overview 5378](#)
- 562 - 643 9.2. **CASE 5366** - PEMBROKE PARK WAREHOUSES HOLDING - 3152 PEMBROKE RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE -SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
[Case Overview 5366](#)

- 644 - 697 9.3. **CASE 5445** - PEMBROKE CROWN III LLC - 2533 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE OF USE; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE BUSINESS; 15-28 - DISPLAY - **REPEAT OFFENSE**
[Case Overview 5445](#)
- 698 - 756 9.4. **CASE 5466** - PEMBROKE CROWN III LLC - 2575 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS - **REPEAT OFFENSE**
[Case Overview 5466](#)
- 757 - 795 9.5. **CASE 5534** - PEMBROKE CROWN III LLC - 2533-2575 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES - **REPEAT OFFENSE**
[Case Overview 5534](#)
- 796 - 815 9.6. **CASE 7447** - PEMBROKE PARK WAREHOUSES HOLDING - 3130 PEMBROKE RD, UNIT 440, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
[Case Overview 7447](#)
- 816 - 842 9.7. **CASE 8756** - PEMBROKE PARK WAREHOUSES HOLDING - 3120 SW 19 ST, #92 - #1160, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 8756](#)

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

- 843 - 894 10.1. **CASE 6658** - LILIANA PLONSKY - 3140 W HALLANDALE BEACH BLVD, #438, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 6658](#)

895 - 949 10.2. **CASE 9501** - YESYM 5401 LLC - 5401 SW 25 CT, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40(b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**

[Case Overview 9501](#)

11. FORMAL HEARING - INTERIM CHIEF BUILDING OFFICIAL STEVE PIZZILLO

950 - 989 11.1. **CASE 9026** - GEOFFREY JACOBS - 3120 W HALLANDALE BEACH BLVD, LOT 622, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) FLORIDA BUILDING CODE 553.73; FBC 105.1 - PERMIT REQUIRED; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

[Case Overview 9026](#)

12. FORMAL HEARING - CODE OFFICER JEAN GUSTIN

990 - 1023 12.1. **CASE 9387** - RIKING ENTERPRISES V LLC - 5434 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 15-411(1)(h) - RESTRICTIONS, MOBILE FOOD DISPENSING VEHICLES; 21-18(a) - EXEMPT SIGNS; 21-19(a)(d)(g) - PROHIBITED SIGNS - **FIRST OFFENSE**

[Case Overview 9387](#)

13. ADJOURNMENT

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

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

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



MINUTES CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, July 17, 2024

COUNCIL CHAMBERS

3150 SW 52 AVE,

PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER: 09:00 A.M.

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

SPECIAL MAGISTRATE: Harry Hipler.

CHIEF CODE COMPLIANCE OFFICER: Joseline Ramirez.

CODE COMPLIANCE OFFICER: Jean Gustin

CODE COMPLIANCE CLERK: Nazly Cardona.

BUILDING CLERK: Marycari Paz.

ASSISTANT TOWN ATTORNEY: Aylin Ruiz.

4. ADOPTION OF MINUTES

6 - 13

4.1. [CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Jun 18 2024 - Minutes](#)

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

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

5.2. CASE 7379 - ADDED TO THE AGENDA FOR AN EXTENSION OF TIME, ITEM 11.1

5.3. CASE 9486 - REMOVED FROM THE AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE.

6. PUBLIC HEARING

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

7. FORMAL HEARING - CHIEF CODE OFFICER JEAN GUSTIN

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

Respondent or Representative	Order of Continuance Issued	Date of Continued Hearing
Absent.	60 days	09/18/2024.

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

Respondent or Representative	Order of Continuance Issued	Date of Continued Hearing
Absent.	60 days	09/18/2024.

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

Respondent or Representative	Order of Continuance Issued	Date of Continued Hearing
Cristian Conte.	60 days	09/18/2024.

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	60 Days to Comply \$350.00 Per Diem \$100.00 Admin Fee	09/15/2024.

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	09/15/2024.

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	30 Days to Comply \$450.00 Per Diem \$100.00 Admin Fee	08/16/2024.

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	30 Days to Comply \$350.00 Per Diem \$100.00 Admin Fee	08/16/2024.

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

Respondent or Representative	Order of Continuance Issued	Date of Continued Hearing
Absent.	30 days	08/21/2024.

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	30 Days to Comply \$350.00 Per Diem \$100.00 Admin Fee	08/16/2024.

- 185 - 204 7.10. **CASE 9486** - PARK 31ST CORP - 1985 S PARK RD Unit # 2, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40(b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE** [Case Overview 9486](#)

Respondent or Representative	Final Order Issued
Absent.	Removed from agenda, respondent complied before hearing date.

8. HEARING TO CONFIRM FINE - CODE OFFICER JEAN GUSTIN

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Dennis Burgos.	Confirmed Fine of \$76,600.00.

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent.	Removed from agenda, respondent complied before hearing date.

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Luis Guerrero.	Confirmed Fine of \$144,100.00.

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

- 281 - 320 9.1. **CASE 6951** - FRAKES DONALD RAY - 2617-2625 S PARK RD, PEMBROKE PARK, FL 33009- HEARING TO CONFIRM FINE - SECTION(s) 5-103(k). - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 6951](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
- Donald Frakes. - Iris Wooters.	Fine Abated to \$5,500.00 Payable in 60 Days or Reverts to \$63,100.00.	09/15/2024.

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

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Michael Chambers.	Fine Abated to \$3,500.00 Payable in 120 Days or Reverts to \$47,650.00.	11/14/2024.

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

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	10/15/2024.

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Cynthia Rodriguez.	90 Days to Comply \$500.00 Per Diem \$100.00 Admin Fee	10/15/2024.

12. ADJOURNMENT: 10:25 A.M.

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
TIMELY PROPERTY INC	3001 W HALLANDALE BCH BLVD #312 PEMBROKE PARK, FL 33009	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #312

Folio
514228640010

Legal Description

TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

Case Status	Open	Case #	8397	Date Next Inspection	8/21/2024
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Notes Marcelo Melnitzky
 1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
 Repeat violation referencing case 4547.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/10/2023		Notice of Violation	Regular Mail
7/18/2024		Affidavit of Non-Compliance	Certified Mail
7/18/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 8/21/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 8/21/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 8/21/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 8/21/2024
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CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

TIMELY PROPERTY INC)

CASE NO. 8397

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TIMELY PROPERTY INC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

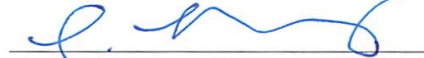
ADDRESS: 3001 W HALLANDALE BCH BLVD, #312, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TIMELY PROPERTY INC AT 9:55 A.M. ON THE 07 DAY OF AUGUST 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

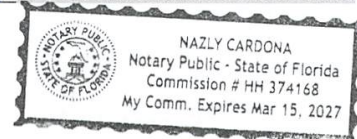

AFFIANT

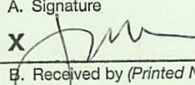
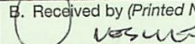
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

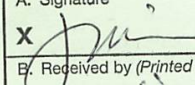
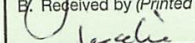
Nazly Cardona CS.
Signature

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

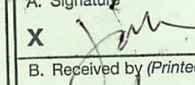
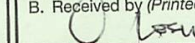


SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: TIMELY PROPERTY INC NOH #8397, #8403, #8409 3001 W HALLANDALE BCH BLVD #300 PEMBROKE PARK, FL 33009  9590 9402 8582 3244 8712 55 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9250 92	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name)  C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ 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: TIMELY PROPERTY INC JAZAYRI, SAM NOH #8397, #8403, #8409 3001 W HALLANDALE BCH BLVD PEMBROKE PARK, FL 33009  9590 9402 8582 3244 8712 62 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9250 85	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name)  C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	

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

Domestic Return Receipt



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

07/18/2024

Sent To:

TIMELY PROPERTY INC

3001 W HALLANDALE BCH BLVD #312
PEMBROKE PARK, FL 33009

Case #:

8397

Property Owner:

TIMELY PROPERTY INC

3001 W HALLANDALE BCH BLVD #312
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514228640010

Legal Description:

TIMELY PROPERTY INC PLAT 162-27 B
PARCEL A

AKA:

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #312

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/10/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	15

Marcelo Melnitzky

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.

Repeat violation referencing case 4547.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of August, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


7/18/2024

9589 0710 5270 1605 9250 85

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

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

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

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

Postage
\$ 9.92

Total Postage and
\$ 9.92

Sent To
JAZAYRI, SAM

Street and Apt. No.
NOH #8397, #8403, #8409

City, State, ZIP+4®
3001 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

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

9589 0710 5270 1605 9250 92

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

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

Postage
\$ 9.92

Total Postage and
\$ 9.92

Sent To
TIMELY PROPERTY INC

Street and Apt. No.
NOH #8397, #8403, #8409

City, State, ZIP+4®
3001 W HALLANDALE BCH BLVD
#300
PEMBROKE PARK, FL 33009

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

9589 0710 5270 1605 9250 54

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
\$ 9.64

Total Postage and
\$ 9.64

Sent To
TIMELY PROPERTY INC

Street and Apt. No.
NOH #8397

City, State, ZIP+4®
3001 W HALLANDALE BCH BLVD
#312
PEMBROKE PARK, FL 33009

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

8397

Petitioner,

vs.

TIMELY PROPERTY INC

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #312

Respondent(s)

On 7/18/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	TIMELY PROPERTY INC
Address:	3001 W HALLANDALE BCH BLVD #312 PEMBROKE PARK, FL 33009
Folio:	514228640010
Site Address:	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #312
Legal Description:	TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

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: 8/21/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an Industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 8/21/2024
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Notes/Mean of Correction:

Marcelo Melnitzky

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600. Not corrected.

Further, Affiant sayeth naught

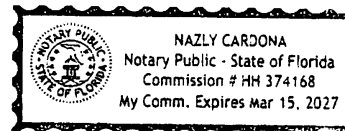
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/18/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To: TIMELY PROPERTY INC
3001 W HALLANDALE BCH BLVD #300
PEMBROKE PARK, FL 33009

Case #: 8397

Date: 04/10/2023

Property Owner: TIMELY PROPERTY INC
3001 W HALLANDALE BCH BLVD #300
PEMBROKE PARK, FL 33009

Property Description: 514228640010

Certified Mail #:

Legal Description: TIMELY PROPERTY INC PLAT 162-27 B
PARCEL A

AKA: 3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #312

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/10/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	15

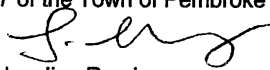
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	15

Notes/Mean of Correction:

Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
Repeat violation referencing case 4547.

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

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


Joseline Ramirez
Chief Code Compliance Officer



Site Address	3001 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 28 64 0010
Property Owner	TIMELY PROPERTY INC	Millage	0613
Mailing Address	3001 W HALLANDALE BCH BLVD #300 PEMBROKE PARK FL 33009	Use	18-07
Abbr Legal Description	TIMELY PROPERTY INC PLAT 162-27 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\(8\)](#).

* 2023 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2023*	\$289,560	\$1,838,490	\$2,128,050	\$2,128,050				
2022	\$289,560	\$1,838,490	\$2,128,050	\$2,128,050	\$44,945.26			
2021	\$289,560	\$1,735,390	\$2,024,950	\$2,024,950	\$43,545.74			
2023* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$2,128,050	\$2,128,050	\$2,128,050	\$2,128,050				
Portability	0	0	0	0				
Assessed/SOH	\$2,128,050	\$2,128,050	\$2,128,050	\$2,128,050				
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	\$2,128,050	\$2,128,050	\$2,128,050	\$2,128,050				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
				\$11.00	26,324	SF		
				Adj. Bldg. S.F. (Card, Sketch)				
				Eff./Act. Year Built: 2000/1999				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
TIMELY PROPERTY INC.

Filing Information

Document Number P93000008037
FEI/EIN Number 65-0386147
Date Filed 01/27/1993
State FL
Status ACTIVE

Principal Address

3001 W HALLANDALE BEACH BLVD.
STE. 300
PEMBROKE PARK, FL 33009

Changed: 03/08/2004

Mailing Address

3001 W HALLANDALE BEACH BLVD.
STE. 300
PEMBROKE PARK, FL 33009

Changed: 03/08/2004

Registered Agent Name & Address

JAZAYRI, SAM
3001 W HALLANDALE BEACH BLVD.
STE. 300
HALLANDALE, FL 33009

Name Changed: 03/30/1996

Address Changed: 03/08/2004

Officer/Director Detail

Name & Address

Title P

JAZAYRI, SAM

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.60

04/11/2023 ZIP 33023
043M30245597

US POSTAGE

Sent To:

TIMELY PROPERTY INC

3001 W HALLANDALE BCH BLVD #300
PEMBROKE PARK, FL 33009

Property Owner:

NOV.

Case #:

8397

Property Description:

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.60

04/11/2023 ZIP 33023
043M30245597

US POSTAGE

Timely Property INC

AOC #5925. NOV #8397

3001 W Hallandale Beach Blvd,
Pembroke Park, FL 33009

Joseline Ramirez

From: Broward Sheriffs Office Fire Rescue <fire-inspection-reports@slinspections.com>
Sent: Tuesday, April 4, 2023 11:21 AM
To: Joseline Ramirez
Subject: Referral for no CU and/or BTR - Marcelo melnitzky

**Report**

Marcelo melnitzky
3001 W Hallandale Beach Blvd 312
Pembroke Park, FL 33009-5158
Occupancy ID:157624

Pembroke Park - CU and or BTR required.

This notification is to inform you that the occupancy above does not appear to have a current/correct Certificate of Use and/or a Business Tax Receipt. Please process as appropriate.

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
PEMBROKE PARK WAREHOUSES HOLDING	3130 PEMBROKE RD, Unit 430-431 PEMBROKE PARK, FL 33009	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3130 Pembroke Rd, Unit 430-431, Pembroke Park, FL 3

Folio

514220000290

Legal Description

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

Case Status	Open	Case #	8398	Date Next Inspection	8/21/2024
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Notes Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
Repeat violation Ref Case #4471

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/10/2023		Notice of Violation	Regular Mail
7/18/2024		Affidavit of Non-Compliance	Certified Mail
7/18/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 8/21/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 8/21/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 8/21/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS

Sec. 15-28. - Display.

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

Not in Compliance -
Reinspection Date:
8/21/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)

CASE NO. 8398

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 3130 PEMBROKE RD, UNIT 430 PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING
AT 10:18 A.M. ON THE 07 DAY OF AUGUST 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

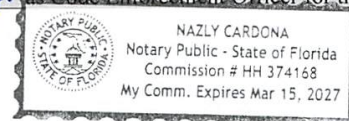
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____






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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
07/18/2024

Sent To:
PEMBROKE PARK WAREHOUSES
HOLDING
3130 PEMBROKE RD, Unit 43000000
PEMBROKE PARK, FL 33009

Case #:
8398

Property Owner:
PEMBROKE PARK WAREHOUSES
HOLDING
3130 PEMBROKE RD, Unit 43000000
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
514220000290

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

AKA:
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3130 Pembroke Rd, Unit 430,
Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/10/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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 1977, § 1, 2-4-58)	15

08/07/2024 10:17



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

07/18/2024

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3130 PEMBROKE RD, Unit 43000000
PEMBROKE PARK, FL 33009

Case #:

8398

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3130 PEMBROKE RD, Unit 43000000
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000290

Legal Description:

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

AKA:

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3130 Pembroke Rd, Unit 430,
Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/10/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a) No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code. (b) Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c) Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein. (d) One and two family residenc...	15
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	15
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	15
--	-------------------------------	--	-----------

Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
Repeat violation Ref Case #4471

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of August, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


7/18/2024

9589 0710 5270 1605 9749 77

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

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

OFFICIAL USE
HILLSHIRE POSTAL STORE
JUL 19 2024
Postmark Here

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ 9.64
Total Postage and Fees \$
Sent To PEMBROKE PARK WAREHOUSES
HOLDING
NOH #8398
Street and Apt. No., 3120 PEMBROKE ROAD
City, State, Zip+4® PEMBROKE PARK, 33009
PS Form 3800, Jan 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9250 47

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

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

OFFICIAL USE
HILLSHIRE POSTAL STORE
JUL 19 2024
Postmark Here

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
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☐ Adult Signature Restricted Delivery \$
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Sent To PEMBROKE PARK WAREHOUSES
HOLDING
NOH #8398
Street and Apt. No., 3130 PEMBROKE ROAD #430
City, State, Zip+4® PEMBROKE PARK, 33009
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9749 91

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

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

OFFICIAL USE
HILLSHIRE POSTAL STORE
JUL 19 2024
Postmark Here

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ 9.64
Total Postage and Fees \$
Sent To PEMBROKE PARK WAREHOUSES
HOLDING
NOH #8398
Street and Apt. No., 3850 HOLLYWOOD BLVD STE 400
City, State, Zip+4® HOLLYWOOD, FL 33021
PS Form 3800, Jan 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9749 84

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

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

OFFICIAL USE
HILLSHIRE POSTAL STORE
JUL 19 2024
Postmark Here

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ 9.64
Total Postage and Fees \$
Sent To ZEMEL, FRANKLIN L C/O Saul Ewing,
LLP
NOH #8398
Street and Apt. No., 200 EAST LAS OLAS BLVD., STE 1000
City, State, Zip+4® FORT LAUDERDALE, FL 33301
PS Form 3800, Jan 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8398

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3130 Pembroke Rd, Unit 430,
Pembroke Park, FL 33009

Respondent(s)

On 7/18/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK WAREHOUSES HOLDING
Address:	3130 PEMBROKE RD, Unit 43000000 PEMBROKE PARK, FL 33009
Folio:	514220000290
Site Address:	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3130 Pembroke Rd, Unit 430, Pembroke Park, FL 33009
Legal Description:	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

Ordinance/Regulation	Section	Description	Date Complied
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: 8/21/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a) No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code. (b) Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c) Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein. (d) One and two family residenc...	Not in Compliance - Reinspection Date: 8/21/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 8/21/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 8/21/2024

Notes/Mean of Correction:

Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600. Not corrected.

Further, Affiant sayeth naught

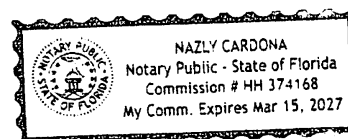
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/18/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To: PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #: 8398

Date: 04/10/2023

Property Owner: PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description: 514220000290

Certified Mail #:

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

AKA: 3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3130 Pembroke Rd, Unit 430,
Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/10/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article.	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	(Ord. No. 98-7-1, § 3, 7-8-98) Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	15

Notes/Mean of Correction:

Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
Repeat violation Ref Case #4471

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

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


Joseline Ramirez
Chief Code Compliance Officer



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3120 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0290
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48-09
Abbr Legal Description	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25		

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

* 2023 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2023*	\$417,950	\$1,215,790	\$1,633,740	\$1,633,740				
2022	\$417,950	\$1,215,790	\$1,633,740	\$1,633,740	\$34,505.24			
2021	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170	\$35,120.67			
2023* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740				
Portability	0	0	0	0				
Assessed/SOH	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
12/1/1992	TD*	\$100	20656 / 140	\$2.00	207,177	SF		
8/1/1990	TD*	\$100		\$9.00	400	OA		
10/1/1971	WD	\$142,000						
9/1/1968	WD	\$65,000						
2/1/1962	WD	\$15,000		Adj. Bldg. S.F. (Card, Sketch)		81132		
* Denotes Multi-Parcel Sale (See Deed)				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
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TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL
IM1

\$000.60

04/11/2023 ZIP 33023
043M30245597

US POSTAGE

Nov.

Sent To:

Case #:

PEMBROKE PARK WAREHOUSES
HOLDING

8398

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL
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04/11/2023 ZIP 33023
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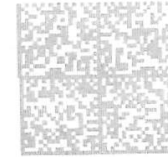
Pembroke Park Warehouses
Holding.

Nov #8398.

3120 Pembroke Road,
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁹

04/11/2023 ZIP 33023
043M30245597

US POSTAGE

Pembroke Park Warehouses
Holding.

Nov #8398

3130 Pembroke Road, unit 430,
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁹

04/11/2023 ZIP 33023
043M30245597

US POSTAGE

Zemel, Franklin L.
c/o Arnsten & Lehr LLP.

Nov #8398

200 East Las Olas Blvd
Ste 1000
Fort Lauderdale, FL 33301

Joseline Ramirez

From: Broward Sheriffs Office Fire Rescue <fire-inspection-reports@slinspections.com>
Sent: Monday, April 3, 2023 2:04 PM
To: Joseline Ramirez
Subject: Referral for no CU and/or BTR - Angel Crespo

**Report**

Angel Crespo
3130 Pembroke Rd 430
Pembroke Park, FL 33009-2017
Occupancy ID:156790

Pembroke Park - CU and or BTR required.

This notification is to inform you that the occupancy above does not appear to have a current/correct Certificate of Use and/or a Business Tax Receipt. Please process as appropriate.

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

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7722
Petitioner,)
)
vs.)
)
PEMBROKE PARK WAREHOUSES)
HOLDING)
Respondent(s)

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AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 3140 PEMBROKE RD #612, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

FOLIO NO.: 5142 20 00 0290

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

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) 15-17; 15-28 and 15-40. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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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) 15-17; 15-28 and 15-40 WITHIN 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of June 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 500- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 21st day of June 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of June, 2023.



Nazly Cardona

Code Clerk

Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
TIMELY PROPERTY INC	3001 W HALLANDALE BCH BLVD #313 PEMBROKE PARK, FL 33009	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #313

Folio
514228640010

Legal Description

TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

Case Status	Open	Case #	8403	Date Next Inspection	8/21/2024
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Notes SAR Apartments
1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
Repeat violation referencing case 4547.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/11/2023		Notice of Violation	Hand
7/18/2024		Affidavit of Non-Compliance	Certified Mail
7/18/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 8/21/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 8/21/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 8/21/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS

Sec. 15-40 - Delinquent
business tax receipt fees
and penalties.

(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...

Not in Compliance -
Reinspection Date:
8/21/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
TIMELY PROPERTY INC) CASE NO. 8403
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: TIMELY PROPERTY INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3001 W HALLANDALE BCH BLVD, #313 PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TIMELY PROPERTY INC AT 9:55 A.M. ON
THE 07 DAY OF AUGUST 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

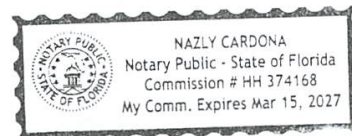
[Signature]
AFFIANT

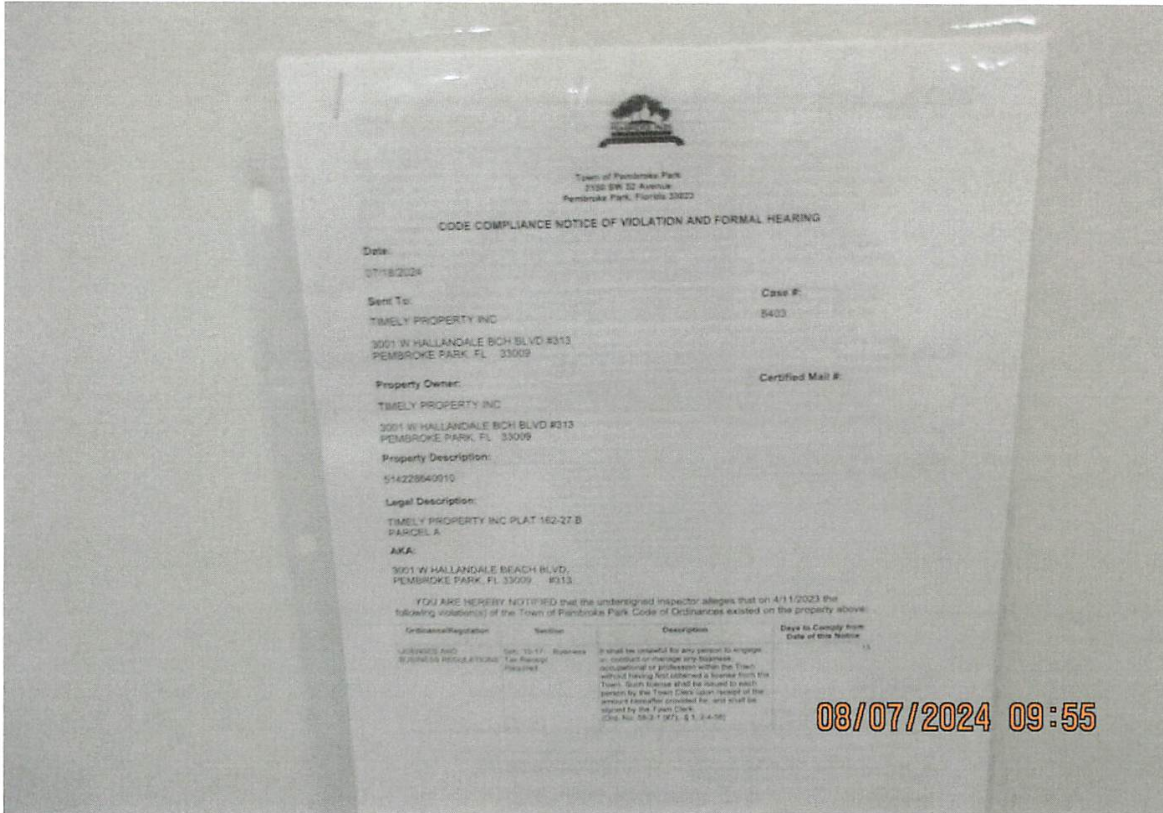
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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





SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- 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.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: TIMELY PROPERTY INC NOH #8397, #8403, #8409 3001 W HALLANDALE BCH BLVD #300 PEMBROKE PARK, FL 33009  9590 9402 8582 3244 8712 55		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9250 92		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- 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.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: TIMELY PROPERTY INC JAZAYRI, SAM NOH #8397, #8403, #8409 3001 W HALLANDALE BCH BLVD PEMBROKE PARK, FL 33009  9590 9402 8582 3244 8712 62		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9250 85		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- 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.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: TIMELY PROPERTY INC NOH #8403 3001 W HALLANDALE BCH BLVD #313 PEMBROKE PARK, FL 33009  9590 9402 8582 3244 8712 86		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9250 61		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/18/2024

Sent To:

TIMELY PROPERTY INC

3001 W HALLANDALE BCH BLVD #313
PEMBROKE PARK, FL 33009

Case #:

8403

Property Owner:

TIMELY PROPERTY INC

3001 W HALLANDALE BCH BLVD #313
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514228640010

Legal Description:

TIMELY PROPERTY INC PLAT 162-27 B
PARCEL A

AKA:

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #313

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	15

SAR Apartments

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.

Repeat violation referencing case 4547.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of August, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

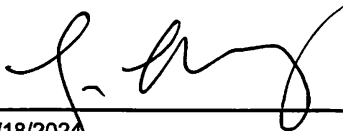
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


7/18/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8403

Petitioner,

vs.

TIMELY PROPERTY INC
3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #313
Respondent(s)

On 7/18/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	TIMELY PROPERTY INC
Address:	3001 W HALLANDALE BCH BLVD #313 PEMBROKE PARK, FL 33009
Folio:	514228640010
Site Address:	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #313
Legal Description:	TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 7/18/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 7/18/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 7/18/2024
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Notes/Mean of Correction:

SAR Apartments

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600. Not Corrected.

Further, Affiant sayeth naught

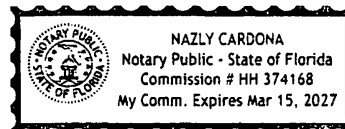
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/18/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: TIMELY PROPERTY INC
Case #: 8403
Date: 04/11/2023
3001 W HALLANDALE BCH BLVD #300
PEMBROKE PARK, FL 33009

Property Owner: TIMELY PROPERTY INC
Property Description: 514228640010
Certified Mail #:
3001 W HALLANDALE BCH BLVD #300
PEMBROKE PARK, FL 33009

Legal Description: TIMELY PROPERTY INC PLAT 162-27 B
PARCEL A
AKA: 3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #313

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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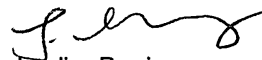
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Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.

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

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


Joseline Ramirez
Chief Code Compliance Officer

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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
\$ **9.92**

Total Postage and Fee
\$ **9.92**

Sent To
JAZAYRI, SAM

Street and Apt. No.
NOH #8397, #8403, #8409

City, State, ZIP+4®
3001 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

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

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

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
\$ **9.92**

Total Postage and Fee
\$ **9.92**

Sent To
TIMELY PROPERTY INC
NOH #8397, #8403, #8409

Street and Apt. No.
3001 W HALLANDALE BCH BLVD
#300

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

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
\$ **9.64**

Total Postage and Fee
\$ **9.64**

Sent To
TIMELY PROPERTY INC
NOH #8403

Street and Apt. No.
3001 W HALLANDALE BCH BLVD
#313

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

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



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

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 64 of 1023



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
TIMELY PROPERTY INC.

Filing Information

Document Number P93000008037
FEI/EIN Number 65-0386147
Date Filed 01/27/1993
State FL
Status ACTIVE

Principal Address

3001 W HALLANDALE BEACH BLVD.
STE. 300
PEMBROKE PARK, FL 33009

Changed: 03/08/2004

Mailing Address

3001 W HALLANDALE BEACH BLVD.
STE. 300
PEMBROKE PARK, FL 33009

Changed: 03/08/2004

Registered Agent Name & Address

JAZAYRI, SAM
3001 W HALLANDALE BEACH BLVD.
STE. 300
HALLANDALE, FL 33009

Name Changed: 03/30/1996

Address Changed: 03/08/2004

Officer/Director Detail

Name & Address

Title P

JAZAYRI, SAM

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



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04/11/2023 ZIP 33023
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US POSTAGE

Nov.

Sent To:

TIMELY PROPERTY INC

3001 W HALLANDALE BCH BLVD #300
PEMBROKE PARK, FL 33009

Case #:

8403

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



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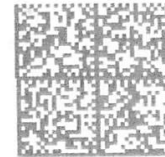
Timely Property INC

Nov #8404; #8403

3001 W Hallandale Beach Blvd,
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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



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FIRST-CLASS MAIL

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04/11/2023 ZIP 33023

043M30245597

US POSTAGE

Timely Property INC

Now #8403

3001 W Hallandale Beach Blvd, #313
Pembroke Park, FL 33009.

Joseline Ramirez

From: Broward Sheriffs Office Fire Rescue <fire-inspection-reports@slinspections.com>
Sent: Thursday, March 30, 2023 11:43 AM
To: Joseline Ramirez
Subject: Referral for no CU and/or BTR - SAR Apartments

**Report**

SAR Apartments
3001 W Hallandale Beach Blvd 313
Pembroke Park, FL 33009-5158
Occupancy ID:157625

Pembroke Park - CU and or BTR required.

This notification is to inform you that the occupancy above does not appear to have a current/correct Certificate of Use and/or a Business Tax Receipt. Please process as appropriate.

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

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5925
Petitioner,)
vs.)
TIMELY PROPERTY INC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3001 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: TIMELY PROPERTY INC

FOLIO NO.: 5142 28 64 0010

LEGAL DESCRIPTION: TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 5-2(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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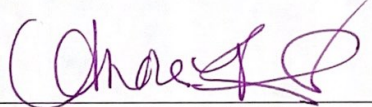
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 5-2(b) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of October 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of October 2022.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

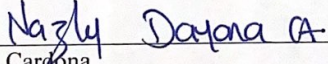
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of OCT., 2022.


Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
TIMELY PROPERTY INC	3001 W HALLANDALE BCH BLVD #101 PEMBROKE PARK, FL 33009	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #101

Folio

514228640010

Legal Description

TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

Case Status	Open	Case #	8409	Date Next Inspection	8/21/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Installed an electrical locking system without a permit. Obtain plans for an after the fact permit and inspections.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/12/2023		Notice of Violation	Hand
7/18/2024		Affidavit of Non-Compliance	Certified Mail
7/18/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/21/2024

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
TIMELY PROPERTY INC	)	CASE NO. 8409
Respondent	)	

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

TO BE SERVED: TIMELY PROPERTY INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3001 W HALLANDALE BCH BLVD #101 PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TIMELY PROPERTY INC AT 9:49 A.M. ON THE 07 DAY OF AUGUST 2024.

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

T Y P E O F S E R V I C E

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.



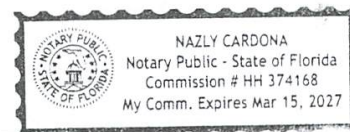
AFFIANT

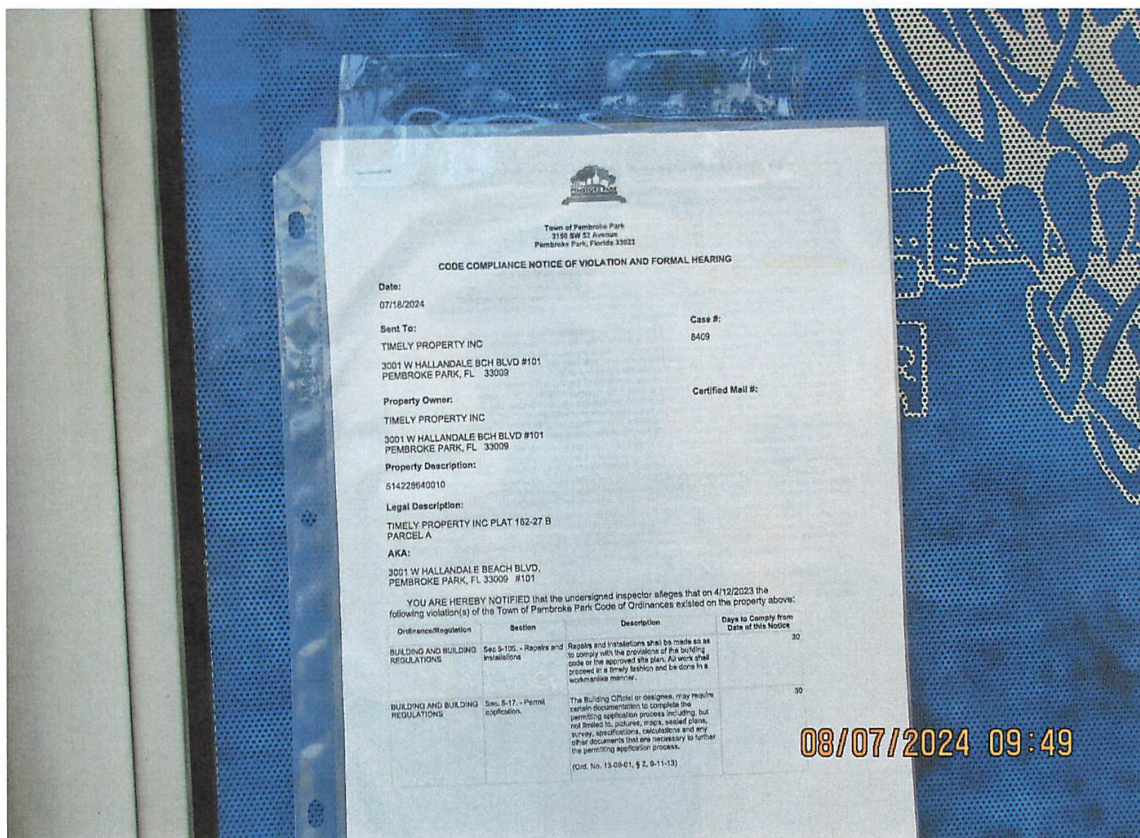
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.



Signature
Personally Known X OR Produced Identification _____
Type of Identification Produced _____







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/18/2024

Sent To:

TIMELY PROPERTY INC

3001 W HALLANDALE BCH BLVD #101
PEMBROKE PARK, FL 33009

Case #:

8409

Property Owner:

TIMELY PROPERTY INC

3001 W HALLANDALE BCH BLVD #101
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514228640010

Legal Description:

TIMELY PROPERTY INC PLAT 162-27 B
PARCEL A

AKA:

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #101

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/12/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed an electrical locking system without a permit. Obtain plans for an after the fact permit 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 Compliance Officer at (954) 966-4600 ext. 215

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of August, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

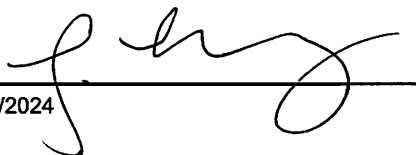
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer

7/18/2024 

9589 0710 5270 1605 9250 85

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

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

OFFICIAL USE

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

Postage \$ 9.92
Total Postage and Fees \$ 9.92

Sent To **TIMELY PROPERTY INC**
JAZAYRI, SAM
Street and Apt. No. **NOH #8397, #8403, #8409**
3001 W HALLANDALE BCH BLVD
City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

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

9589 0710 5270 1605 9250 92

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

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

OFFICIAL USE

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

Postage \$ 9.92
Total Postage and Fees \$ 9.92

Sent To **TIMELY PROPERTY INC**
NOH #8397, #8403, #8409
Street and Apt. No. **3001 W HALLANDALE BCH BLVD**
#300
City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

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

9589 0710 5270 1605 9250 78

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

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

OFFICIAL USE

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

Postage \$ 9.64
Total Postage and Fees \$ 9.64

Sent To **TIMELY PROPERTY INC**
NOH #8409
Street and Apt. No. **3001 W HALLANDALE BCH BLVD**
#101
City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

PS Form 3800, J

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:

TIMELY PROPERTY INC
NOH #8409
3001 W HALLANDALE BCH BLVD
#101
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8712 79

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9250 78

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Mail Restricted Delivery (00) | |

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

Domestic Return Receipt



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8409

Petitioner,

vs.

TIMELY PROPERTY INC
3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #101

Respondent(s)

On 7/18/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: TIMELY PROPERTY INC
Address: 3001 W HALLANDALE BCH BLVD #101 PEMBROKE PARK, FL 33009
Folio: 514228640010
Site Address: 3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #101
Legal Description: TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/21/2024

Notes/Mean of Correction:

1. Installed an electrical locking system without a permit. Obtain plans for an after the fact permit and inspections. Not corrected.

Further, Affiant sayeth naught

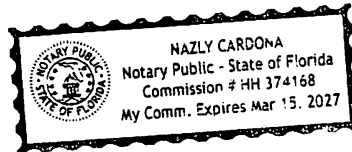
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/18/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: TIMELY PROPERTY INC
3001 W HALLANDALE BCH BLVD #300
PEMBROKE PARK, FL 33009

Case #: 8409

Date: 04/12/2023

Property Owner: TIMELY PROPERTY INC
3001 W HALLANDALE BCH BLVD #300
PEMBROKE PARK, FL 33009

Property Description: 514228640010

Certified Mail #:

Legal Description: TIMELY PROPERTY INC PLAT 162-27 B
PARCEL A

AKA: 3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #101

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/12/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

1. Installed an electrical locking system without a permit. Obtain plans for an after the fact permit and inspections.

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

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


Joseline Ramirez
Chief Code Compliance Officer



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

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 82 of 1023



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
TIMELY PROPERTY INC.

Filing Information

Document Number P93000008037
FEI/EIN Number 65-0386147
Date Filed 01/27/1993
State FL
Status ACTIVE

Principal Address

3001 W HALLANDALE BEACH BLVD.
STE. 300
PEMBROKE PARK, FL 33009

Changed: 03/08/2004

Mailing Address

3001 W HALLANDALE BEACH BLVD.
STE. 300
PEMBROKE PARK, FL 33009

Changed: 03/08/2004

Registered Agent Name & Address

JAZAYRI, SAM
3001 W HALLANDALE BEACH BLVD.
STE. 300
HALLANDALE, FL 33009

Name Changed: 03/30/1996

Address Changed: 03/08/2004

Officer/Director Detail

Name & Address

Title P

JAZAYRI, SAM

3001 W HALLANDALE BEACH BLVD., STE. 300
HALLANDALE, FL 33009

Annual Reports

Report Year	Filed Date
2021	03/09/2021
2022	03/08/2022
2023	04/04/2023

Document Images

04/04/2023 -- ANNUAL REPORT	View image in PDF format
03/08/2022 -- ANNUAL REPORT	View image in PDF format
03/09/2021 -- ANNUAL REPORT	View image in PDF format
03/30/2020 -- ANNUAL REPORT	View image in PDF format
02/15/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
03/21/2017 -- ANNUAL REPORT	View image in PDF format
03/18/2016 -- ANNUAL REPORT	View image in PDF format
04/01/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
01/31/2013 -- ANNUAL REPORT	View image in PDF format
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03/03/2009 -- ANNUAL REPORT	View image in PDF format
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03/01/2007 -- ANNUAL REPORT	View image in PDF format
03/28/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
03/08/2004 -- ANNUAL REPORT	View image in PDF format
04/30/2003 -- ANNUAL REPORT	View image in PDF format
04/03/2002 -- ANNUAL REPORT	View image in PDF format
05/01/2001 -- ANNUAL REPORT	View image in PDF format
03/28/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
04/14/1998 -- ANNUAL REPORT	View image in PDF format
04/02/1997 -- ANNUAL REPORT	View image in PDF format
03/30/1996 -- ANNUAL REPORT	View image in PDF format

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
04/17/2023 ZIP 33023
043M30245597

US POSTAGE

Sent To:

TIMELY PROPERTY INC

3001 W HALLANDALE BCH BLVD #300
PEMBROKE PARK, FL 33009

Nov.

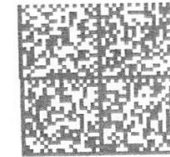
Case #:

8409

Property Desc

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
04/17/2023 ZIP 33023
043M30245597

US POSTAGE

Timely Property INC

Nov #8409

3001 W Hallandale Beach Blvd, #101
Pembroke Park, FL 33009



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
LUIS QUINONES	3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17

Folio

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

Case Status	Open	Case #	8441	Date Next Inspection	8/21/2024
-------------	------	--------	------	----------------------	-----------

Notes

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections.
 2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections.
 4. Installed electrical cameras without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/27/2023		Notice of Violation	Hand
7/19/2024		Affidavit of Non-Compliance	Certified Mail
7/19/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/21/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LUIS QUINONES)

CASE NO. 8441

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUIS QUINONES

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

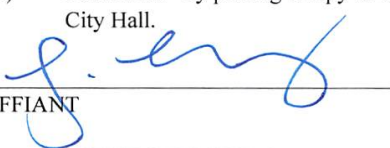
ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 17, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUIS QUINONES AT 9:35 A.M. ON THE 07
DAY OF AUGUST 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

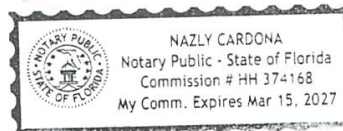

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of A, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/19/2024

Sent To:
Luis Quinones
3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Case #:
8441

Property Owner:
Luis Quinones
3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

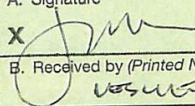
Certified Mail #:

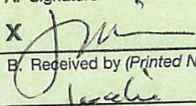
Property Description:
514229000300

Legal Description:
29.51-42 PT OF SE 1/4 OF NE 1/4 DESC AS
BEG NW COR OF SE 1/4 OF NE 1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
290.24, WLY 95.74, SLY 63.28, SLY
169.20, SWLY 13.93, WLY 77.37, SLY
125.24, CONT SLY 31.57, SLY 80.38, ELY
43.89, SLY 70.07, SLY 635.63, WLY
323.53, NLY 67.31, WLY 320.55, NLY
623.65 TO POB TOGETHER WITH W 1/2 OF
NW 1/4 OF SE 1/4 OF NE 1/4 LESS N 50 &
TOGETHER WITH W 1/2 OF SW 1/4 OF SE 1/4
OF NE 1/4

AKA:
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 - #Lot 17

08/07/2024 09:35

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- 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.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: TIMELY PROPERTY INC NOH #8397, #8403, #8409 3001 W HALLANDALE BCH BLVD #300 PEMBROKE PARK, FL 33009  9590 9402 8582 3244 8712 55		B. Received by (Printed Name)  C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9250 92		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- 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.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: TIMELY PROPERTY INC JAZAYRI, SAM NOH #8397, #8403, #8409 3001 W HALLANDALE BCH BLVD PEMBROKE PARK, FL 33009  9590 9402 8582 3244 8712 62		B. Received by (Printed Name)  C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9250 85		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0600

L-17

T# 930883404
B# 527410

Identification Number 13217 Year 1982 Make FRAN Body PT WTL-BHP 35 Vessel Regis. No. Title Number 21447719

Registered Owner:

LUIS MANUEL QUINONES
643 SW 9TH ST
HALLANDALE BEACH, FL 33009

Date of Issue 10/24/2016

Lien Release
Interest in the described vehicle is hereby released

By

Title

Date

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: <http://www.hsmv.state.fl.us/html/titinf.html>

Mail To:

LUIS MANUEL QUINONES
643 SW 9TH ST
HALLANDALE BEACH, FL 33009

CERTIFICATE OF TITLE

Identification Number 13217 Year 1982 Make FRAN Body PT WTL-BHP 35 Vessel Regis. No. Title Number 21447719

Prev State FL Color UNK Primary Brand Secondary Brand No of Brands Use PRIVATE Prev Issue Date 10/24/2016

Odometer Status or Vessel Manufacturer or CH use Hull Material Prop Date of Issue 10/24/2016

Registered Owner

LUIS MANUEL QUINONES
643 SW 9TH ST
HALLANDALE BEACH, FL 33009

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch

Robert R. Kynoch
Director

Control Number 125906073

10 / 12 125906073

Terry L. Rhodes

Terry L. Rhodes
Executive Director

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership.
Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:

Address:

Seller Must Enter Selling Price:

Seller Must Enter Date Sold:

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads

and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS☐ 3. is NOT THE ACTUAL MILEAGE

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must

CO-SELLER Must

Sign Here:

Sign Here:

Print Here:

Print Here:

Selling Dealer's License Number:

Tax No.:

Tax Collected:

Auction Name:

License Number:

PURCHASER Must

CO-PURCHASER Must

Sign Here:

Sign Here:

Print Here:

Print Here:

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

9589 0710 5270 1605 9252 52

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

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

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
\$ **9.64**

Total Postage and Fees
\$

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #8441

Street and Apt. No.
8800 NORTH BRONX AVE 2ND

City, State, ZIP+4®
FLOOR SKOKIE IL 60077

PS Form 3800, January 2023

9589 0710 5270 1605 9252 45

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

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

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
\$ **9.64**

Total Postage and Fees
\$

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #8441

Street and Apt. No.
3140 W HALLANDALE BEACH BLVD,

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

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

9589 0710 5270 1605 9252 38

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

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

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
\$ **9.64**

Total Postage and Fees
\$

Sent To
LUIS QUINONES
NOH #8441

Street and Apt. No.
3140 W HALLANDALE BEACH BLVD

City, State, ZIP+4®
#17,
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature ☒ <u>[Signature]</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: LUIS QUINONES NOH #8441 3140 W HALLANDALE BEACH BLVD #17, PEMBROKE PARK		B. Received by (Printed Name) <u>N.F.</u>	C. Date of Delivery <u>7/22</u>
2. Article Number (Transfer from service label) 9589 0710 5270 1605 7252 38		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/19/2024

Sent To:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Case #:

8441

Property Owner:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections.
 2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections.
 4. Installed electrical cameras without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of August, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

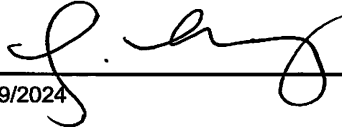
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



7/19/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8441

Petitioner,

vs.

Luis Quinones
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17
Respondent(s)

On 7/19/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Luis Quinones
Address:	3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17
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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/19/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/19/2024

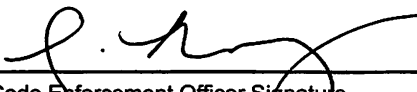
Notes/Mean of Correction:

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections. Not Corrected.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not Corrected.
3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
4. Installed electrical cameras without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
5. Installed a/c mini split without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught

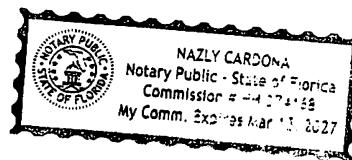
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/19/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Case #:

8441

Date:

04/27/2023

Property Owner:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Property Description:

514229000300

Certified Mail #:**Legal Description:**

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Notes/Mean of Correction:

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections.
 2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections.
 4. Installed electrical cameras without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600 for permit inquiry.

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

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


Joseline Ramirez
Chief Code Compliance Officer



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

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Adj. Bldg. S.F. (Card, Sketch)

Eff./Act. Year Built: 1978/1969

Special Assessments

Page 101 of 1023



[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: 02/22/2023

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

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁹

04/28/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Property Owner:

Case #:

8441

Property Desc:

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁹

04/28/2023 ZIP 33023
043M30245597

US POSTAGE

Corporation

Nov #8441

1201 Hays Street,
Tallahassee, FL 32301

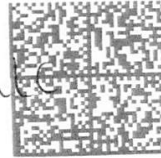
[OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Holiday Hallandale MHC LLC

Nov #8441

3140 W Hallandale Beach Blvd,
Pembroke Park, FL 33009



quadiant

FIRST-CLASS MAIL

IMI

\$000.60

04/28/2023 ZIP 33023
043M30245597

US POSTAGE

[OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Holiday Hallandale MHC LLC

Nov #8441

8800 North Bronx Ave 2nd Floor,
Skokie, IL 60077



quadiant

FIRST-CLASS MAIL

IMI

\$000.60

04/28/2023 ZIP 33023
043M30245597

US POSTAGE



HZC
Transmittal Number: 26849043

Rejection of Service of Process

Return to Sender Information:

Joseline Ramirez null
Town of Pembroke Park Code Compliance
3150 SW 52 Avenue
Pembroke Park, FL 33023

Date:	05/02/2023
Party Served:	Luis Quinones
Jurisdiction Served:	FL
Method Served:	Regular Mail
Title of Action:	Town Of Pembroke Park vs. 3140 W Hallandale Beach Blvd, Pembroke Park, FL 33009 #Lot 17
Case/Reference No:	8441

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

- **Agent** - According to our records and the records at the Secretary of State, or other appropriate state agency, we are not the registered agent for the company you are trying to serve or the status of the entity is no longer active.
- **Name** - Because two or more companies can have very similar names, the name of the company to which service of process is directed MUST BE IDENTICAL to the company name on file with the Secretary of State or other appropriate state agency.
- **Resignation** - CSC has resigned as the registered agent for the company being served.

Or the entity served is inactive at the state for one of the reasons listed below:

- **Withdrawn**
- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

It is your responsibility to verify this information with the Secretary of State or other appropriate state agency.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service of process, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com











Case Overview

Property/Incident Information

Owner	Address	Site Address
Mayra Ruiz De Villa and Alberto Guevara	3100 W HALLANDALE BEACH BLVD, LOT 106 Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #106

Folio

514229000331

Legal Description

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

Case Status	Open	Case #	8526	Date Next Inspection	8/21/2024
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Notes	1. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
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Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/11/2023		Notice of Violation	Regular Mail
7/18/2024		Affidavit of Non-Compliance	Certified Mail
7/18/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/21/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MAYRA RUIZ DE VILLA AND ALBERTO GUEVARA)

CASE NO. 8526

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MAYRA RUIZ DE VILLA AND ALBERTO GUEVARA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3100 W HALLANDALE BEACH BLVD, LOT 106, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MAYRA RUIZ DE VILLA AND ALBERTO GUEVARA AT 9:43 A.M. ON THE 07 DAY OF AUGUST 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

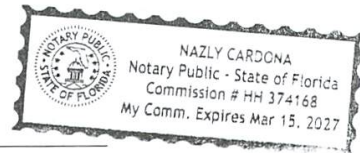
STATE OF FLORIDA
COUNTY OF BROWARD

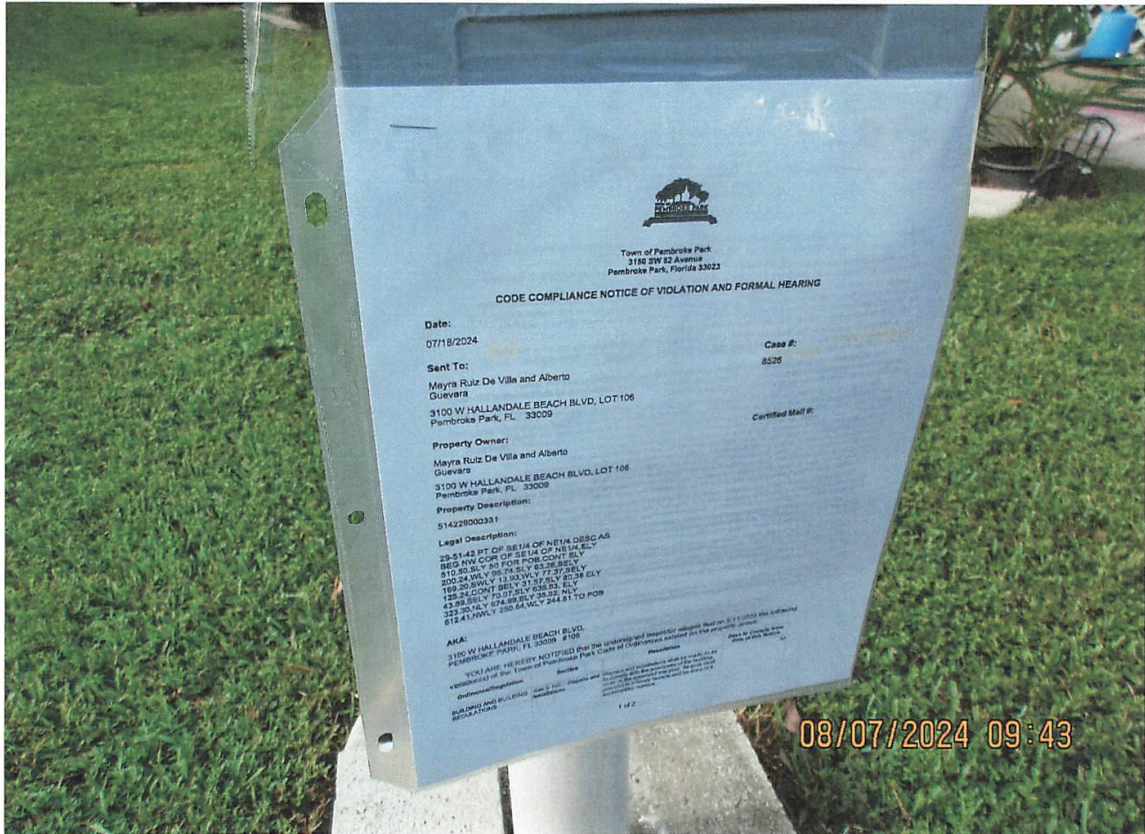
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana
Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/18/2024

Sent To:

Mayra Ruiz De Villa and Alberto
Guevara

3100 W HALLANDALE BEACH BLVD, LOT 106
Pembroke Park, FL 33009

Case #:

8526

Property Owner:

Mayra Ruiz De Villa and Alberto
Guevara

3100 W HALLANDALE BEACH BLVD, LOT 106
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000331

Legal Description:

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

AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #106

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

(Ord. No. 13-09-01, § 2, 9-11-13)

1. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of August, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

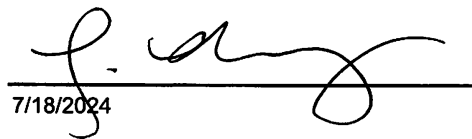
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



7/18/2024

9589 0710 5270 1605 9251 53

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

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

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

Postage \$9.64
 Total Postage and Fees \$14.64

Sent To
 CORPORATION SERVICE COMPANY
 NOH #8526
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9053

9589 0710 5270 1605 9251 77

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

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

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

Postage \$9.64
 Total Postage and Fees \$14.64

Sent To
 MAYRA RUIZ DE VILLA / ALBERTO GUEVARA
 NOH #8526
 3100 W HALLANDALE BEACH BLVD
 #106
 PEMBROKE PARK, 33009

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

9589 0710 5270 1605 9251 60

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

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

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

Postage \$9.64
 Total Postage and Fees \$14.64

Sent To
 GREEN ACRES PEMBROKE MHC LLC
 NOH #8526
 8800 N BRONX AVE 2 FL
 SKOKIE, IL 60077

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9053

9589 0710 5270 1605 9251 46

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

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

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

Postage \$9.64
 Total Postage and Fees \$14.64

Sent To
 GREEN ACRES PEMBROKE MHC LLC
 NOH #8526
 3100 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, 33009

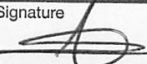
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- 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.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: CORPORATION SERVICE COMPANY NOH #8526 1201 HAYS STREET TALLAHASSEE, FL 32301		B. Received by (Printed Name) Heena Black C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9251 53		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

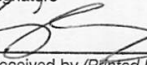
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: GREEN ACRES PEMBROKE MHC LLC NOH #8526 3100 W HALLANDALE BEACH BLVD PEMBROKE PARK, 33009	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) U.F. C. Date of Delivery 7/22 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9251	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ 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: MAYRA RUIZ DE VILLA / ALBERTO GUEVARA NOH #8526 3100 W HALLANDALE BEACH BLVD #106 PEMBROKE PARK, 33009	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
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9251 77	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

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■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: GREEN ACRES PEMBROKE MHC LLC NOH #8526 3800 N BRONX AVE 2 FL SKOKIE, IL 60077	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 7/23/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9251 60	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8526

Petitioner,

vs.

Mayra Ruiz De Villa and
Alberto Guevara
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #106

Respondent(s)

On 7/18/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Mayra Ruiz De Villa and Alberto Guevara
Address:	3100 W HALLANDALE BEACH BLVD, LOT 106 Pembroke Park, FL 33009
Folio:	514229000331
Site Address:	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #106
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/18/2024

Notes/Mean of Correction:

1. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught

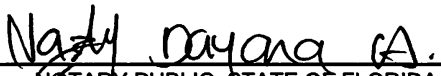
STATE OF FLORIDA

COUNTY OF BROWARD

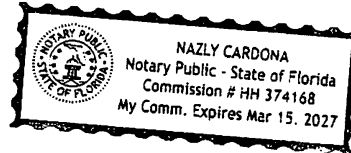


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/18/2024



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Mayra Ruiz De Villa and Alberto
Guevara

Case #:

8526

Date:

05/11/2023

3100 W HALLANDALE BEACH BLVD, LOT 106
Pembroke Park, FL 33009

Property Owner:

Mayra Ruiz De Villa and Alberto
Guevara

Property Description:

514229000331

Certified Mail #:

3100 W HALLANDALE BEACH BLVD, LOT 106
Pembroke Park, FL 33009

Legal Description:**AKA:**

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

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #106

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. Permit application.	Permit	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/Mean of Correction:

1. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.

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

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



Joseline Ramirez
Chief Code Compliance Officer



Site Address	3100 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0331
Property Owner	GREEN ACRES PEMBROKE MHC LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2 FL SKOKIE IL 60077	Use	28-03
Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NNWLY 250.64, WLY 244.81 TO POB		

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

* 2023 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2023*	\$4,366,470	\$205,610	\$4,572,080	\$3,828,500				
2022	\$3,274,850	\$205,610	\$3,480,460	\$3,480,460	\$73,508.71			
2021	\$3,001,950	\$205,610	\$3,207,560	\$3,207,560	\$68,977.29			
2023* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$4,572,080	\$4,572,080	\$4,572,080	\$4,572,080				
Portability	0	0	0	0				
Assessed/SOH	\$3,828,500	\$4,572,080	\$3,828,500	\$3,828,500				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$3,828,500	\$4,572,080	\$3,828,500	\$3,828,500				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
1/30/2017	SW*-E	\$4,938,000	114182283	\$8.00	545,809	SF		
10/1/1970	WD	\$5,000						
				Adj. Bldg. S.F. (Card, Sketch)				
				3136				
				Eff./Act. Year Built: 1978/1977				
* Denotes Multi-Parcel Sale (See Deed)								
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
S								
11840								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
GREEN ACRES PEMBROKE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Mailing Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title Manager

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

Annual Reports

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

PEMBROKE PARK

S.W. 52nd Avenue
ARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁰
05/12/2023 ZIP 33023
043M30245597

US POSTAGE

Nov.

Sent To:

Mayra Ruiz De Villa and Alberto
Guevara

Case #:

8526

3100 W HALLANDALE BEACH BLVD, LOT 106
Pembroke Park, FL 33009

N OF PEMBROKE PARK

2ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁰
05/12/2023 ZIP 33023
043M30245597

US POSTAGE

Green Acres Pembroke MHC

Nov #8526.

8800 N. BRONX Ave. 2nd Fl,
Skokie, IL 60077.

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁹

05/12/2023 ZIP 33023
043M30245597

US POSTAGE

Corporation Service Company

Box # 8526

1201 Hays Street,
Tallahassee, FL 32301.

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁹

05/12/2023 ZIP 33023
043M30245597

US POSTAGE

Green Acres Pembroke MHC LLC

Box # 8526

3100 W Hallandale Beach Blvd,
Pembroke Park, FL 33009.



HZC
Transmittal Number: 26968828

Rejection of Service of Process

Return to Sender Information:

Code Compliance null
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, FL 33023

Date:	05/22/2023
Party Served:	Unclear
Title of Action:	Town Of Pembroke Park vs. 3100 W Hallandale Beach Blvd, Lot 106, Pembroke Park, FL 33009
Case/Reference No:	8526

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for the reason listed below:

The legal process MUST specifically indicate which party is being served. Sufficient copies must be furnished so that we may transmit one copy for each defendant if multiple parties are being served. We cannot make copies of process if you have not provided sufficient copies. We also cannot choose against whom, among a group of potential defendants, service is directed if none among them are specifically designated as the entity being served.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com





Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK LAKES INC	43-A W Lake Drive PEMBROKE PARK, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #43-A W Lake Dr.

Folio

514229000223

Legal Description

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

Case Status	Open	Case #	8689	Date Next Inspection	7/18/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed metal shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed plastic closet/pantry outside. Remove and store an enclosed area.
3. Installed a/c mini split without a permit. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
Repeat Offense - Ref Case 6822.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/27/2023		Notice of Violation	Regular Mail
7/18/2024		Affidavit of Non-Compliance	Certified Mail
7/18/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/18/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/18/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK LAKES INC)

CASE NO. 8689

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK LAKES INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

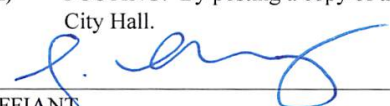
ADDRESS: 43-A W LAKE DRIVE PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC AT 9:19 A.M.
ON THE 07 DAY OF AUGUST 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

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






Town of Pembroke Park
3100 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date: 07/18/2024

Sent To: PEMBROKE PARK LAKES INC
43-A W Lake Drive
PEMBROKE PARK, FL 33009

Case #: 8689

Property Owner: PEMBROKE PARK LAKES INC
43-A W Lake Drive
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description: 514229000223

Legal Description:
29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB, N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250 S 150 W 100 S 520 E 210, SE1/4 ALG
CURVE 188 S S 80 SWLY ALG CURVE
188 S, W 210 S 2839 ML TO PT 180 N OF
S/L OF SEC, W 150 TO POB

AKA:
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #43-A W
Lake Dr.

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

08/07/2024 09:19



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

07/18/2024

Sent To:

PEMBROKE PARK LAKES INC

43-A W Lake Drive
PEMBROKE PARK, FL 33009

Case #:

8689

Property Owner:

PEMBROKE PARK LAKES INC

43-A W Lake Drive
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

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

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #43-A W
Lake Dr.

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1. Installed metal shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
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 3. Installed a/c mini split without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
Repeat Offense - Ref Case 6822.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of August, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


7/18/2024

9589 0710 5270 1605 9251 15

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

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

OFFICIAL USE

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

Postage
\$ 9.64

Total Postage and Fees
\$ 9.64

Sent To
EESON, LEIGH
NOH #8689
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025
City, State, ZIP+4®

Postmark Here
JUL 19 2024

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

9589 0710 5270 1605 9251 22

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

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

OFFICIAL USE

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

Postage
\$ 9.64

Total Postage and Fees
\$ 9.64

Sent To
PEMBROKE PARK LAKES INC
NOH #8689
PO BOX 260490
PEMBROKE PINES, FL 33026
City, State, ZIP+4®

Postmark Here
JUL 19 2024

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

9589 0710 5270 1605 9251 39

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

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OFFICIAL USE

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

Postage
\$ 9.64

Total Postage and Fees
\$ 9.64

Sent To
PEMBROKE PARK LAKES INC
NOH #8689
196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, 33009
City, State, ZIP+4®

Postmark Here
JUL 19 2024

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

9589 0710 5270 1605 9251 08

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

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OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
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Total Postage and Fees
\$ 9.64

Sent To
PEMBROKE PARK LAKES INC
NOH #8689
43-A W LAKE DR
PEMBROKE PARK, 33009
City, State, ZIP+4®

Postmark Here
JUL 19 2024

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

EESON, LEIGH
 NOH 3689
 11201 SW 55TH STREET BOX 1
 MIRAMAR, FL 33025



9590 9402 8582 3244 8712 31

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9251 15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

Erica Howard

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

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

Domestic Return Receipt



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8689

Petitioner,

vs.

PEMBROKE PARK LAKES
INC
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #43-A W Lake
Dr.

Respondent(s)

On 7/18/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK LAKES INC
Address:	43-A W Lake Drive PEMBROKE PARK, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #43-A W Lake Dr.
Legal Description:	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

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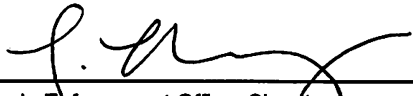
Notes/Mean of Correction:

1. Installed metal shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
2. Installed plastic closet/pantry outside. Remove and store an enclosed area. Not corrected.
3. Installed a/c mini split without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught

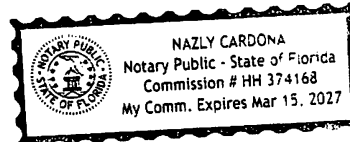
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/18/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To: PEMBROKE PARK LAKES INC
43-A W Lake Drive
PEMBROKE PARK, FL 33009

Case #: 8689

Date: 06/27/2023

Property Owner: PEMBROKE PARK LAKES INC
43-A W Lake Drive
PEMBROKE PARK, FL 33009

Property Description: 514229000223

Certified Mail #:

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

AKA: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #43-A W Lake Dr.

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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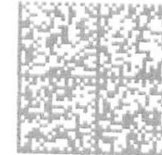
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Joseline Ramirez
Chief Code Compliance Officer



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



quadtent
FIRST-CLASS MAIL
IMI
\$000.60
06/28/2023 ZIP 33023
043M30245597

US POSTAGE

Sent To:

PEMBROKE PARK LAKES INC
43-A W Lake Drive
PEMBROKE PARK, FL 33009

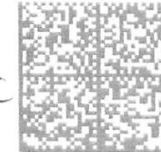
Case #:

8689

NOV

TOWN OF PEMBROKE PARK

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



quadtent
FIRST-CLASS MAIL
IMI
\$000.60
06/28/2023 ZIP 33023
043M30245597

US POSTAGE

Pembroke Park Lakes INC

Nov #8689.

PO Box 260490,
Pembroke Pines, FL 33026.

TOWN OF PEMBROKE PARK

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

Pembroke Park Lakes INC
Nov #8689



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
06/28/2023 ZIP 33023
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US POSTAGE

3196 W Hallandale Beach Blvd,
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

Eeson, Leigh

Nov #8689



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
06/28/2023 ZIP 33023
043M30245597

US POSTAGE

11201 SW 55 street,
Box 1,
Miramar, FL 33025



Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145	ID #	5142 29 00 0223
Property Owner	PEMBROKE PARK LAKES INC	Millage	0613
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026	Use	28-03
Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB		

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

* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$6,120,460	\$74,990	\$6,195,450	\$5,317,950	
2022	\$6,800,510	\$74,990	\$6,875,500	\$4,834,500	\$114,634.84
2021	\$6,800,510	\$74,990	\$6,875,500	\$4,395,000	\$110,541.96

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$6,195,450	\$6,195,450	\$6,195,450	\$6,195,450
Portability	0	0	0	0
Assessed/SOH	\$5,317,950	\$6,195,450	\$5,317,950	\$5,317,950
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	\$5,317,950	\$6,195,450	\$5,317,950	\$5,317,950

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	\$270,000	

Land Calculations

Price	Factor	Type
\$9.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
233								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

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

Principal Address

1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Changed: 02/09/2022

Mailing Address

1279 W Palmetto Park Road
3385
Boca Raton, FL 33427

Changed: 04/21/2023

Registered Agent Name & Address

Eeson, Leigh
11201 SW 55th Street
Box 1
Miramar, FL 33025

Name Changed: 04/21/2023

Address Changed: 04/21/2023

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Title PSD

CASTELLANO, WILLIAM
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Annual Reports

Report Year	Filed Date
2021	02/11/2021
2022	02/09/2022
2023	04/21/2023

Document Images

04/21/2023 -- ANNUAL REPORT	View image in PDF format
02/09/2022 -- ANNUAL REPORT	View image in PDF format
08/05/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/02/2004 -- ANNUAL REPORT	View image in PDF format
04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format

Jun 21, 2023 at 3:13:11 PM



Jun 21, 2023 at 3:12:54 PM



Jun 21, 2023 at 3:12:43 PM



Jun 21, 2023 at 3:12:29 PM



Jun 21, 2023 at 3:11:06 PM



Jun 21, 2023 at 3:11:03 PM



Case Overview

Property/Incident Information

Owner	Address	Site Address
ISAAC JAMARRON	41 W LAKE DRIVE PEMBROKE PARK, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #41 W Lake Drive

Folio

514229000223

Legal Description

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

Case Status	Open	Case #	8609	Date Next Inspection	7/19/2024
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Notes

1. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Storing home accessories out in the open. Outdoor storage is prohibited, store all materials in an enclosed area.
3. Damaged wall or window on south backend of mobile home. Obtain plans for permit and complete all inspections for repair.
4. Rubbermaid shed out in the open. Rubbermaid or plastic sheds are prohibited. Remove and put in an enclosed area.
5. Property has dirt build up. Property requires maintenance (i.e. pressure wash and paint).
6. Installed portable a/c unit to the wall without a permit. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/14/2023		Notice of Violation	Regular Mail
7/19/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
7/19/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 7/19/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/19/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/19/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/19/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ISAAC JAMARRON)

CASE NO. 8609

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ISAAC JAMARRON

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 41 W LAKE DRIVE PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ISAAC JAMARRON AT 9:16 A.M. ON THE 07
DAY OF AUGUST 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

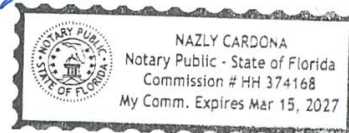

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona GA.
Signature

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





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/19/2024

Sent To:

ISAAC JAMARRON

41 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

8609

Property Owner:

ISAAC JAMARRON

41 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

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

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/14/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 2. Storing home accessories out in the open. Outdoor storage is prohibited, store all materials in an enclosed area.
 3. Damaged wall or window on south backend of mobile home. Obtain plans for permit and complete all inspections for repair.
 4. Rubbermaid shed out in the open. Rubbermaid or plastic sheds are prohibited. Remove and put in an enclosed area.
 5. Property has dirt build up. Property requires maintenance (i.e. pressure wash and paint).
 6. Installed portable a/c unit to the wall without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of August, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

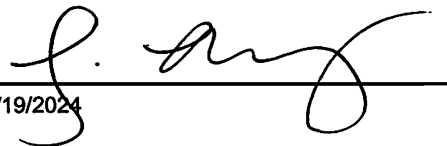
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



7/19/2024

9589 0710 5270 1605 9254 05

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

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

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

Postage \$ 9.64
Total Postage and Fees \$
Sent To ISAAC JAMARRON
Street and Apt. # NOH #8609
3196 W HALLANDALE BEACH BLVD,
City, State, ZIP+4 PEMBROKE PARK, FL 33009

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

9589 0710 5270 1605 9254 12

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

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

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
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Postage \$ 9.64
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PO BOX 260490
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Sent To EESON, LEIGH
Street and Apt. # NOH #8609
11201 SW 55TH STREET BOX 1
City, State, ZIP+4 MIRAMAR, FL 33025

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

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:
 EESON, LEIGH
 NOH #8609
 11201 S. 35TH STREET BOX 1
 MIRAMAR, FL 33025



9590 9402 8582 3244 8651 93

Article Number (Transfer from service label)

9589 0710 5270 1605 9254 29

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

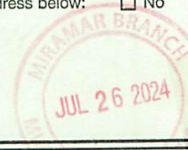
- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Pieria Hoiboda

C. Date of Delivery

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



3. Service Type

- ☐ Adult Signature
☒ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

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

Mail
 Mail Restricted Delivery
 (0)

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

Domestic Return Receipt



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8609

Petitioner,

vs.

ISAAC JAMARRON
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

On 7/19/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	ISAAC JAMARRON
Address:	41 W LAKE DRIVE PEMBROKE PARK, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
Legal Description:	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

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Notes/Mean of Correction:

1. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
2. Storing home accessories out in the open. Outdoor storage is prohibited, store all materials in an enclosed area. Not corrected.
3. Damaged wall or window on south backend of mobile home. Obtain plans for permit and complete all inspections for repair. Not corrected.
4. Rubbermaid shed out in the open. Rubbermaid or plastic sheds are prohibited. Remove and put in an enclosed area. Corrected.
5. Property has dirt build up. Property requires maintenance (i.e. pressure wash and paint). Not corrected.
6. Installed portable a/c unit to the wall without a permit. Obtain plans for an after the fact permit and complete all inspections. Correted.

Further, Affiant sayeth naught

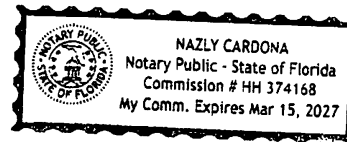
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/19/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

ISAAC JAMARRON
41 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

8609

Date:

06/14/2023

Property Owner:

ISAAC JAMARRON
41 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Property Description:

514229000223

Certified Mail #:

Legal Description:

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

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/14/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	(Ord. No. 13-09-01, § 2, 9-11-13) It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Mean of Correction:

1. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 2. Storing home accessories out in the open. Outdoor storage is prohibited, store all materials in an enclosed area.
 3. Damaged wall or window on south backend of mobile home. Obtain plans for permit and complete all inspections for repair.
 4. Rubbermaid shed out in the open. Rubbermaid or plastic sheds are prohibited. Remove and put in an enclosed area.
 5. Property has dirt build up. Property requires maintenance (i.e. pressure wash and paint).
 6. Installed portable a/c unit to the wall without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept for permit inquiry.

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

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


Joseline Ramirez
Chief Code Compliance Officer



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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$6,120,460	\$74,990	\$6,195,450	\$5,317,950	
2022	\$6,800,510	\$74,990	\$6,875,500	\$4,834,500	\$114,634.84
2021	\$6,800,510	\$74,990	\$6,875,500	\$4,395,000	\$110,541.96

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$6,195,450	\$6,195,450	\$6,195,450	\$6,195,450
Portability	0	0	0	0
Assessed/SOH	\$5,317,950	\$6,195,450	\$5,317,950	\$5,317,950
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	\$5,317,950	\$6,195,450	\$5,317,950	\$5,317,950

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/1/1965	WD	\$270,000		\$9.00	680,051	SF
				Adj. Bldg. S.F. (Card, Sketch)		303
				Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
233								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

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

Principal Address

1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Changed: 02/09/2022

Mailing Address

1279 W Palmetto Park Road
3385
Boca Raton, FL 33427

Changed: 04/21/2023

Registered Agent Name & Address

Eeson, Leigh
11201 SW 55th Street
Box 1
Miramar, FL 33025

Name Changed: 04/21/2023

Address Changed: 04/21/2023

Officer/Director Detail

Name & Address

Title PSTD



Town of Pembroke Park

3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
06/14/2023 ZIP 33023
043M30245597

US POSTAGE

Nov

Sent To:

ISAAC JAMARRON

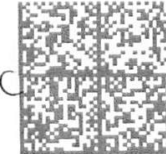
41 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

8609

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
06/14/2023 ZIP 33023
043M30245597

US POSTAGE

Pembroke Park Lake INC

Nov #8609.

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009.

TOWN OF PEMBROKE PARK

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

Leigh Eason

Nov #8609



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁹

06/14/2023 ZIP 33023
043M30245597

US POSTAGE

11201 SW 55 Street, Box 1.
Miramar, FL 33025.

TOWN OF PEMBROKE PARK

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

Pembroke Park Lakes, Inc

Nov #8609.



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁹

06/14/2023 ZIP 33023
043M30245597

US POSTAGE

PO BOX 260490,
Pembroke Pines, FL 33026.















Case Overview

Property/Incident Information

Owner	Address	Site Address
BNUMO INC	4444 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4444 W Hallandale Beach Blvd.

Folio

514230090681

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

Case Status	Open	Case #	9723	Date Next Inspection	8/21/2024
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Notes

1. Has more than one illuminated sign on the window. Illuminated signs are prohibited. Only one illuminated sign is allowed, not exceeding 2 square feet.
2. Prohibited flag banner signs on property. Remove flag banner signs.
3. Channel letter signs Permit #24362480-0 must pass all inspections before July 12. Contact the Building Dept.
4. Prohibited LED lights outlining the window. Remove LED lights.
5. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/7/2024		Notice of Violation	Email Regular Mail
7/22/2024		Affidavit of Non-Compliance	Certified Mail
7/22/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/21/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 8/21/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an Industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 8/21/2024
SIGNS AND ADVERTISING	Sec 21-20(c)(3b). Permanent Signs.	(c) All nonresidential uses: 3. Window and Door Signs b. An illuminated and non-animated sign not exceeding two (2) square feet shall be permitted on a door or adjacent window.	Not in Compliance - Reinspection Date: 8/21/2024
SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	Not in Compliance - Reinspection Date: 8/21/2024
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	Not in Compliance - Reinspection Date: 8/21/2024
SIGNS AND ADVERTISING	Sec. 21-19 (o). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (o) Window signs, when illuminated;	Not in Compliance - Reinspection Date: 8/21/2024
SIGNS AND ADVERTISING	Sec. 21-19 (q). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town; (q) Exposed neon tubes or bare bulb signs placed in geometric forms to outline structures, roofs, windows or doors in such a manner as to attract attention, except as permitted in section 21-20(7).	Not in Compliance - Reinspection Date: 8/21/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

BNUMO INC)

Respondent)

CASE NO. 9723

AFFIDAVIT OF SERVICE

TO BE SERVED: BNUMO INC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 4444 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BNUMO INC AT 9:11 A.M. ON THE 07 DAY OF AUGUST 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

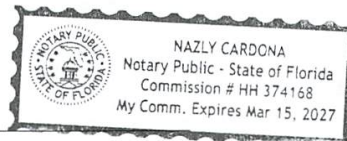
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug., 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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




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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
07/22/2024

Sent To:
BNUMO INC
4444 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:
9723

Property Owner:
BNUMO INC
4444 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230090681

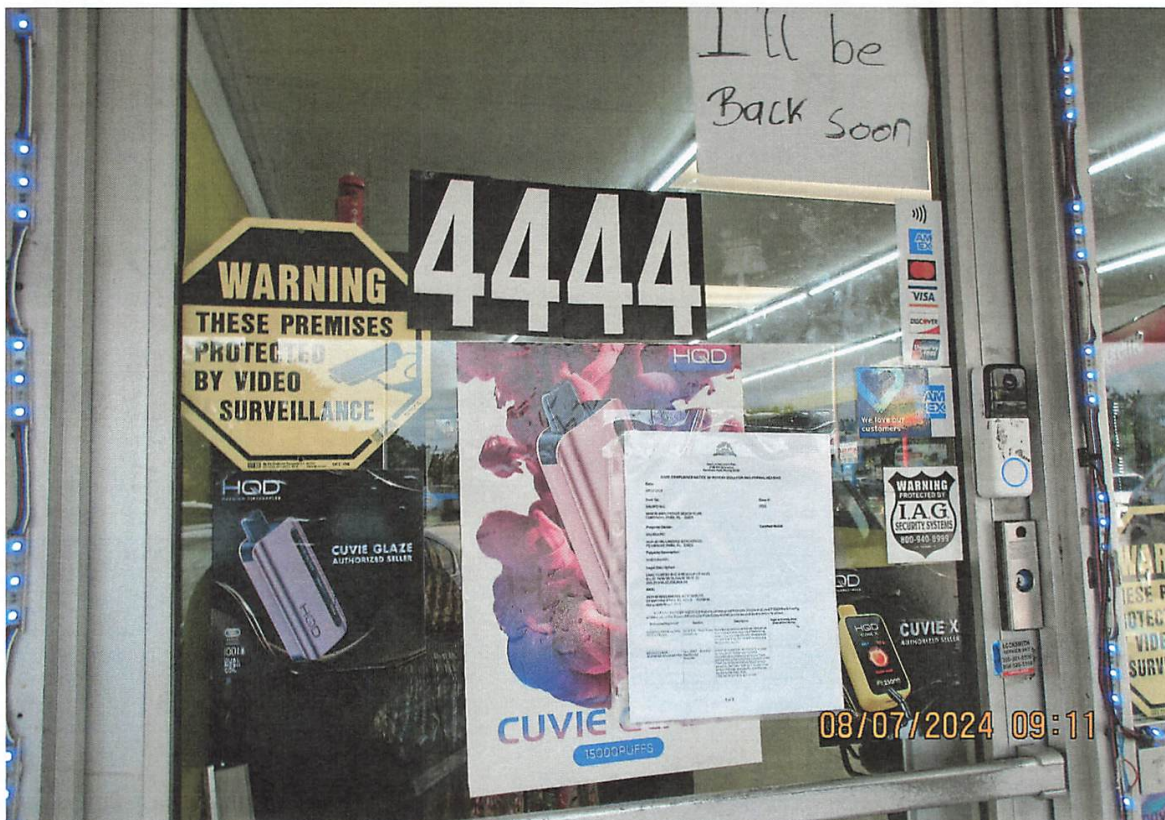
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36, 19A W 19.36, 20,
20A, 21, 21A, 22, 22A, BLK 50

AKA:
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4444 W
Hallandale Beach Blvd.

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/7/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property:

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

08/07/2024 09:11





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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

07/22/2024

Sent To:

BNUMO INC

4444 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

9723

Property Owner:

BNUMO INC

4444 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090681

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36, 19A W 19.36, 20,
20A, 21, 21A, 22, 22A, BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4444 W
Hallandale Beach Blvd.

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/7/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a) No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code. (b) Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c) Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein. (d) One and two family residence...	15
SIGNS AND ADVERTISING	Sec 21-20(c)(3b). Permanent Signs.	(c) All nonresidential uses: 3. Window and Door Signs b. An illuminated and non-animated sign not exceeding two (2) square feet shall be permitted on a door or adjacent window.	7
SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	7
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	7
SIGNS AND ADVERTISING	Sec. 21-19 (o). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (o) Window signs, when illuminated;	7
SIGNS AND ADVERTISING	Sec. 21-19 (q). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town; (q) Exposed neon tubes or bare bulb signs placed in geometric forms to outline structures, roofs, windows or doors in such a manner as to attract attention, except as permitted in section 21-20(7).	7

1. Has more than one illuminated sign on the window. Illuminated signs are prohibited. Only one illuminated sign is allowed, not exceeding 2 square feet.
2. Prohibited flag banner signs on property. Remove flag banner signs.
3. Channel letter signs Permit #24362480-0 must pass all inspections before July 12. Contact the Building Dept.
4. Prohibited LED lights outlining the window. Remove LED lights.
5. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of August, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

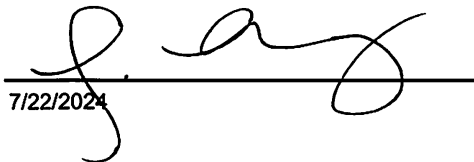
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


7/22/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9723

Petitioner,

vs.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4444 W
Hallandale Beach Blvd.

Respondent(s)

On 7/22/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	BNUMO INC
Address:	4444 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023
Folio:	514230090681
Site Address:	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4444 W Hallandale Beach Blvd.
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/21/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 8/21/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	Not in Compliance - Reinspection Date: 8/21/2024
SIGNS AND ADVERTISING	Sec 21-20(c)(3b). Permanent Signs.	(c) All nonresidential uses: 3. Window and Door Signs b. An illuminated and non-animated sign not exceeding two (2) square feet shall be permitted on a door or adjacent window.	Not in Compliance - Reinspection Date: 8/21/2024
SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	Not in Compliance - Reinspection Date: 8/21/2024
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	Not in Compliance - Reinspection Date: 8/21/2024
SIGNS AND ADVERTISING	Sec. 21-19 (o). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (o) Window signs, when illuminated;	Not in Compliance - Reinspection Date: 8/21/2024
SIGNS AND ADVERTISING	Sec. 21-19 (q). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town; (q) Exposed neon tubes or bare bulb signs placed in geometric forms to outline structures, roofs, windows or doors in such a manner as to attract attention, except as permitted in section 21-20(7).	Not in Compliance - Reinspection Date: 8/21/2024

Notes/Mean of Correction:

1. Has more than one illuminated sign on the window. Illuminated signs are prohibited. Only one illuminated sign is allowed, not exceeding 2 square feet. Partially corrected.
2. Prohibited flag banner signs on property. Remove flag banner signs. Not corrected.
3. Channel letter signs Permit #24362480-0 must pass all inspections before July 12. Contact the Building Dept. In-complete.
4. Prohibited LED lights outlining the window. Remove LED lights. Not corrected.
5. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. Not corrected.

Further, Affiant sayeth naught

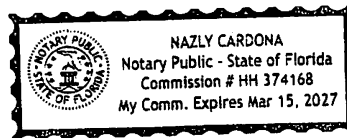
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/22/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To: BNUMO INC
947 NE 26 AVE
HALLANDALE BEACH, FL 33009

Case #: 9723

Date: 06/07/2024

Property Owner: BNUMO INC
947 NE 26 AVE
HALLANDALE BEACH, FL 33009

Property Description: 514230090681

Certified Mail #:

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 #4444 W
Hallandale Beach Blvd.

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/7/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a) No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code. (b) Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c) Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein. (d) One and two family residences...	15
SIGNS AND ADVERTISING	Sec 21-20(c)(3b). Permanent Signs.	(c) All nonresidential uses: 3. Window and Door Signs b. An illuminated and non-animated sign not exceeding two (2) square feet shall be permitted on a door or adjacent window.	7
SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town:	7
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	(a) Animated signs; The following are those signs which shall not be permitted within the municipal limits of the Town:	7
SIGNS AND ADVERTISING	Sec. 21-19 (o). - Prohibited signs.	(d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; The following are those signs which shall not be permitted within the municipal limits of the Town:	7
SIGNS AND ADVERTISING	Sec. 21-19 (q). - Prohibited signs.	(o) Window signs, when illuminated; The following are those signs which shall not be permitted within the municipal limits of the Town; (q) Exposed neon tubes or bare bulb signs placed in geometric forms to outline structures, roofs, windows or doors in such a manner as to attract attention, except as permitted in section 21-20(7).	7

Notes/Mean of Correction:

1. Has more than one illuminated sign on the window. Illuminated signs are prohibited. Only one illuminated sign is allowed, not exceeding 2 square feet.
2. Prohibited flag banner signs on property. Remove flag banner signs.
3. Channel letter signs Permit #24362480-0 must pass all inspections before July 12. Contact the Building Dept.
4. Prohibited LED lights outlining the window. Remove LED lights.
5. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.

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

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


Joseline Ramirez
Chief Code Compliance Officer



Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0681
Property Owner	BNUMO INC	Millage	0613
Mailing Address	947 NE 26 AVE HALLANDALE BEACH FL 33009-2983	Use	11-01
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36, 19A W 19.36, 20, 20A, 21, 21A, 22, 22A, BLK 50		

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

* 2024 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$336,000	\$1,293,060	\$1,629,060	\$1,218,770				
2023	\$336,000	\$1,036,310	\$1,372,310	\$1,107,980	\$25,666.89			
2022	\$336,000	\$671,260	\$1,007,260	\$1,007,260	\$21,273.72			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,629,060	\$1,629,060	\$1,629,060	\$1,629,060				
Portability	0	0	0	0				
Assessed/SOH	\$1,218,770	\$1,629,060	\$1,218,770	\$1,218,770				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$1,218,770	\$1,629,060	\$1,218,770	\$1,218,770				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
8/9/2001	WD	\$545,000	31987 / 1565	\$11.00	30,545	SF		
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						
				Adj. Bldg. S.F. (Card, Sketch)		11427		
				Eff./Act. Year Built: 1965/1960				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
11427								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

Filing Information

Document Number P01000075786
FEI/EIN Number 65-1128688
Date Filed 08/01/2001
State FL
Status ACTIVE

Principal Address

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

Mailing Address

947 NE 26 ave
Hallandale Beach, FL 33009

Changed: 05/26/2023

Registered Agent Name & Address

BOUGANIM, DAVID
947 NE 26AVE
HALLANDALE BEACH, FL 33009

Name Changed: 04/04/2006

Address Changed: 03/05/2024

Officer/Director Detail

Name & Address

Title PRESIDENT

BOUGANIM, DAVID
947 NE 26AVE
HALLANDALE BEACH, FL 33009

Title DIRECTOR

TOWN OF PEMBROKE PARK

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

BNMO INC

NOV #9723.

4420 W Hallandale Beach Blvd,
Pembroke Park, FL 33023.



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FIRST-CLASS MAIL

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\$000.64

06/07/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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



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06/07/2024 ZIP 33023
043M30245597

US POSTAGE

BOUGANIM, David.

NOV

BNUMO INC
947 NE 26 AVE
HALLANDALE BEACH, FL 33009

9723

Property Owner:

Property Des

TOWN OF PEMBROKE PARK

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



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US POSTAGE

BNMO INC
NOV #9723.

4444 W Hallandale Beach Blvd
Pembroke Park, FL 33009.

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: BNUMO INC NOH #9723 4444 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9251 84		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: BNUMO INC BOUGANIM, DAVID NOH #9723 947 NE 26 AVE HALLANDALE BEACH FL 33009		B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9252 07		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: BNUMO INC NOH #9723 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9251 91		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			

9589 0710 5270 1605 9252 07

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

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

OFFICIAL USE

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

Postage \$ 9.64
Total Postage and Fees \$
Sent To **BNUMO INC**
Street and Apt. No. **BOUGANIM, DAVID**
NOH #9723
City, State, ZIP+4® **947 NE 26 AVE**
HALLANDALE BEACH FL 33009

PS Form 3800, J

POSTAL STORE
HILLCREST
JUL 23 2024
FL 33021

9589 0710 5270 1605 9251 91

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

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

OFFICIAL USE

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

Postage \$ 9.64
Total Postage and Fees \$
Sent To **BNUMO INC**
Street and Apt. No. **NOH #9723**
City, State, ZIP+4® **4420 W HALLANDALE BEACH BLVD,**
PEMBROKE PARK, FL 33023

PS Form 3800, J

POSTAL STORE
HILLCREST
JUL 23 2024
FL 33021

9589 0710 5270 1605 9251 84

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

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

OFFICIAL USE

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

Postage \$ 9.64
Total Postage and Fees \$
Sent To **BNUMO INC**
Street and Apt. No. **NOH #9723**
City, State, ZIP+4® **4444 W HALLANDALE BEACH BLVD,**
PEMBROKE PARK, FL 33023

PS Form 3800, J

POSTAL STORE
HILLCREST
JUL 23 2024
FL 33021



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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5471
Petitioner,)
)
vs.)
)
BNUMO INC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 4444 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: BNUMO INC

FOLIO NO.: 5142 30 09 0681

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 5-17; 15-22 and 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b); 5-17; 15-22 and 15-24 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of November 2022.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ☒ No ☐

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of NOV, 2022.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
BEAULIEU, MARTIN; BEAULIEU, RACHEL & PARE, CHANTAL	311 MARINE DR PEMBROKE PARK, FL 33009	311 MARINE DR, PEMBROKE PARK, FL 33009

Folio

514229NN5310

Legal Description

PARK LAKE INC CO-OP LOT 334

Case Status	Open	Case #	5272	Date Next Inspection	8/21/2024
--------------------	------	---------------	------	-----------------------------	-----------

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

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
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
8/24/2021	8/19/2021	Final Order	Certified Mail
7/23/2024		Affidavit of Non-Compliance	Regular Mail
7/23/2024	8/21/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 8/21/2024
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: 8/21/2024

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:
8/21/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$51,650.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$51,750.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$51,750.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

BEAULIEU, MARTIN;)

BEAULIEU, RACHEL & PARE, CHANTAL

CASE NO. 5272

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BEAULIEU, MARTIN; BEAULIEU, RACHEL & PARE, CHANTAL

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 311 MARINE DR, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BEAULIEU, MARTIN; BEAULIEU, RACHEL & PARE, CHANTAL AT 9:26 A.M. ON THE 07 DAY OF AUGUST 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

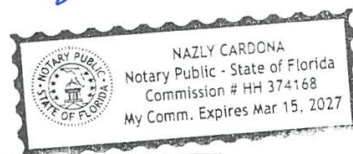

AFFIANT

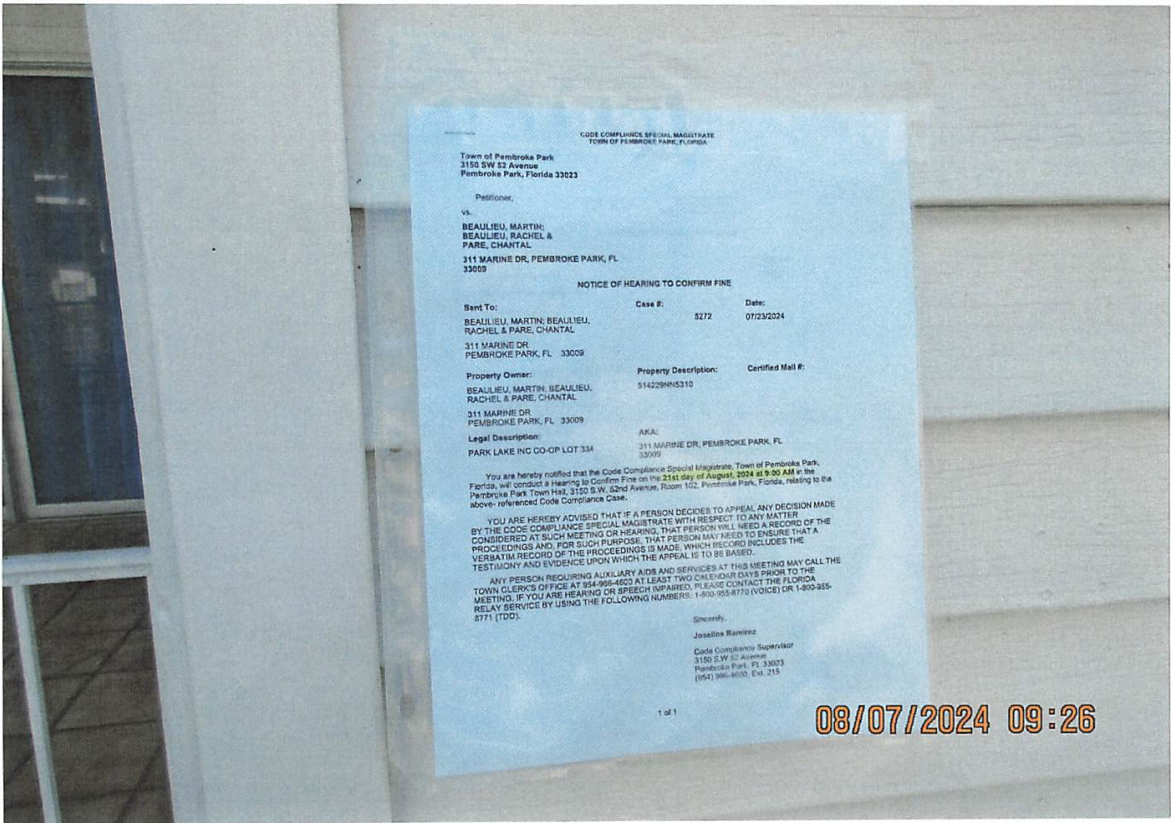
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona CA.
Signature

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





Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE:
INVOICE #
FOR:

July 31, 2024
435

Case #5272

BEAULIEU, MARTIN; BEAULIEU,
RACHEL & PARE, CHANTAL
311 MARINE DR,
PEMBROKE PARK, FL 33009

Bill To:

BEAULIEU, MARTIN;
BEAULIEU, RACHEL & PARE,
CHANTAL
311 MARINE DR,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-2(a)(b)		
	Final Order 08/19/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
1039	Day(s) of Per Diem from (10/17/2021 - 08/21/2024)	\$ 50.00	\$ 51,950.00
Balance			\$ 52,050.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**BEAULIEU, MARTIN;
BEAULIEU, RACHEL &
PARE, CHANTAL**

**311 MARINE DR, PEMBROKE PARK, FL
33009**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

BEAULIEU, MARTIN; BEAULIEU,
RACHEL & PARE, CHANTAL

311 MARINE DR
PEMBROKE PARK, FL 33009

Case #:

5272

Date:

07/23/2024

Property Owner:

BEAULIEU, MARTIN; BEAULIEU,
RACHEL & PARE, CHANTAL

311 MARINE DR
PEMBROKE PARK, FL 33009

Property Description:

514229NN5310

Certified Mail #:

Legal Description:

PARK LAKE INC CO-OP LOT 334

AKA:

311 MARINE DR, PEMBROKE PARK, FL
33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of August, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5272

Petitioner,

vs.

BEAULIEU, MARTIN;
BEAULIEU, RACHEL &
PARE, CHANTAL
311 MARINE DR, PEMBROKE PARK, FL
33009

Respondent(s)

On 7/23/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	BEAULIEU, MARTIN; BEAULIEU, RACHEL & PARE, CHANTAL
Address:	311 MARINE DR PEMBROKE PARK, FL 33009
Folio:	514229NN5310
Site Address:	311 MARINE DR, PEMBROKE PARK, FL 33009
Legal Description:	PARK LAKE INC CO-OP LOT 334

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/23/2024

Notes/Mean 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.
- Permit #2110771-0 expired. Violation not corrected.

Further, Affiant sayeth naught

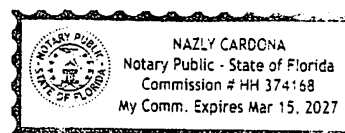
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/23/2024


NOTARY PUBLIC, STATE OF FLORIDA



9589 0710 5270 1605 9255 59

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage
 \$ **9.64**

Total Postage and Fees
 \$

Sent To
 Street and Apt. #
 City, State, ZIP+4

BEAULIEU, MARTIN; BEAULIEU,
 RACHEL & PARE, CHANTAL
 HCF #5272
 311 MARINE DR,
 PEMBROKE PARK, FL 33009

PS Form 3800, July 2020

Postmark Here
 JUL 24 2024
 WEST HOLLYWOOD FL 33061

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:
 BEAULIEU, MARTIN; BEAULIEU,
 RACHEL & PARE, CHANTAL
 HCF #5272
 311 MARINE DR,
 PEMBROKE PARK, FL 33009

2. Article Number (Transfer from service label)
 9589 0710 5270 1605 9255 59

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
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

5. Date of Delivery

6. Received by (Printed Name)

7. Signature
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8. Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	311 MARINE DRIVE #334, PEMBROKE PARK FL 33009-6041	ID #	5142 29 NN 5310
Property Owner	BEAULIEU, MARTIN BEAULIEU, RACHEL & PARE, CHANTAL	Millage	0613
Mailing Address	311 MARINE DR #334 PEMBROKE PARK FL 33309	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\(8\)](#).

* 2024 values are considered "working values" and are subject to change.								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$40,000	\$20,600	\$60,600	\$60,600				
2023	\$40,000	\$55,490	\$95,490	\$91,490	\$2,001.47			
2022	\$40,000	\$43,180	\$83,180	\$83,180	\$1,756.80			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$60,600	\$60,600	\$60,600	\$60,600				
Portability	0	0	0	0				
Assessed/SOH	\$60,600	\$60,600	\$60,600	\$60,600				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$60,600	\$60,600	\$60,600	\$60,600				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor			
7/1/2024	CPT-D	\$160,000	119669590					
2/14/2023	CPT-Q	\$60,000	118687872					
11/18/2021	ODH-T		117750228					
1/8/2004	CPT	\$100	36731 / 1859					
11/19/2003	CPT	\$27,000	36463 / 1360					
				Adj. Bldg. S.F.	720			
				Units/Beds/Baths	1/2/1			
				Eff./Act. Year Built:	1978/1977			
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5272
Petitioner,)
)
vs.)
)
HENRY EZRA KASHY)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 19, 2021, after service and due notice was provided to Respondent(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: 311 MARINE DRIVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: HENRY EZRA KASHY, 311 MARINE DRIVE, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 NN 5310

LEGAL DESCRIPTION: PARK LAKE INC CO-OP LOT 334

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b) WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held 19th day of August 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 19th day of August 2021.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of August, 2021.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **2110771-0**

Job Address:

311 MARINE DR

Job Name: EZRA KASHY

Permit Status: Expired

Permit Issued Date: 1/11/2021 1:14:50 PM

Submitted Into Plan Review Date: 9/14/2020 9:19:35 AM

Application Date: 9/11/2020 2:19:24 PM

Difference Between Application to Plan Review: 3 Day(s)

Difference Between Plan Review to Permit Issued: 119 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	10/18/2020 11:29:30 AM
PLUMBING	Approved	12/4/2020 4:33:51 AM
STRUCTURAL	Approved	1/4/2021 4:24:47 PM

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fr \$

Sent To **Park Lake Inc.**
 F.O. #5272, #5074
 Street and Apt. No. **3184 W Hallandale Beach Blvd**
 City, State, ZIP+4® **Pembroke Park, FL 33009**

PS Form 3800, April 2010

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☐ Adult Signature Restricted Delivery \$
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 Total Postage and Fr \$

Sent To **Glazer & Sachs**
 F.O. #5272, #5074
 Street and Apt. No. **3113 Stirling Rd**
 City, State, ZIP+4® **Hollywood, FL 33021**

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- 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.	A. Signature X Y. CRT 7C19 ☐ Agent ☐ Addressee B. Received by (Printed Name) Ezra Henry Kashy C. Date of Delivery 8-25-20 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: Ezra Henry Kashy F.O. # 5272 311 Marine Drive Pembroke Park, Florida 33009	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail Restricted Delivery (0)
2. Article Number (Transfer from service label) 7021 0350 0001 0297 8232	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- 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.	A. Signature X Y. CRT 7C19 ☐ Agent ☐ Addressee B. Received by (Printed Name) Park Lake Inc C. Date of Delivery 8-25-20 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: Park Lake Inc. F.O. #5272, #5074 3184 W Hallandale Beach Blvd Pembroke Park, FL 33009	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail Restricted Delivery (0)
2. Article Number (Transfer from service label) 7021 0350 0001 0297 8065	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

7021 0350 0001 0297 8232

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	
Sent To	Ezra Henry Kashy
F.O. #	5272
Street and Apt. No.	311 Marine Drive
City, State, ZIP+4 [®]	Pembroke Park, Florida 33009
PS Form 3800, April 2010	

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage
 \$ 0.51

Total Postage and
 \$ 0.96

Sent To
 Park Lake Inc.
 NOH #5272, #5074
 3184 W Hallandale Beach Blvd
 Pembroke Park, FL 33009

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

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

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage
 \$

Total Postage and
 \$ 6.96

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

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

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage
 \$ 0.71

Total Postage and
 \$ 6.96

Sent To
 Glazer & Sachs
 NOH #5272, #5074
 3113 Stirling Rd
 Hollywood, FL 33021

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

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
■ 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 2. Article Number (Transfer from service label) 7021 0350 0001 0298 1157	A. Signature x4-RT 7019 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 <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
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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

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FIRST-CLASS MAIL

07/20/2020

US POSTAGE \$000.50⁰



ZIP 33023
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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



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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
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				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/8/2004	CPT	\$100	36731 / 1859			
11/19/2003	CPT	\$27,000	36463 / 1360			
4/4/1996	CPT		24730 / 90			
				Adj. Bldg. S.F.		840
				Units/Beds/Baths		1/2/1
				Eff./Act. Year Built: 1978/1977		

Special Assessments

[illegible]

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.

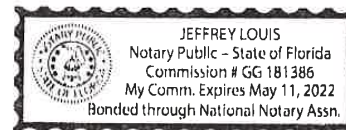
AFFIANT

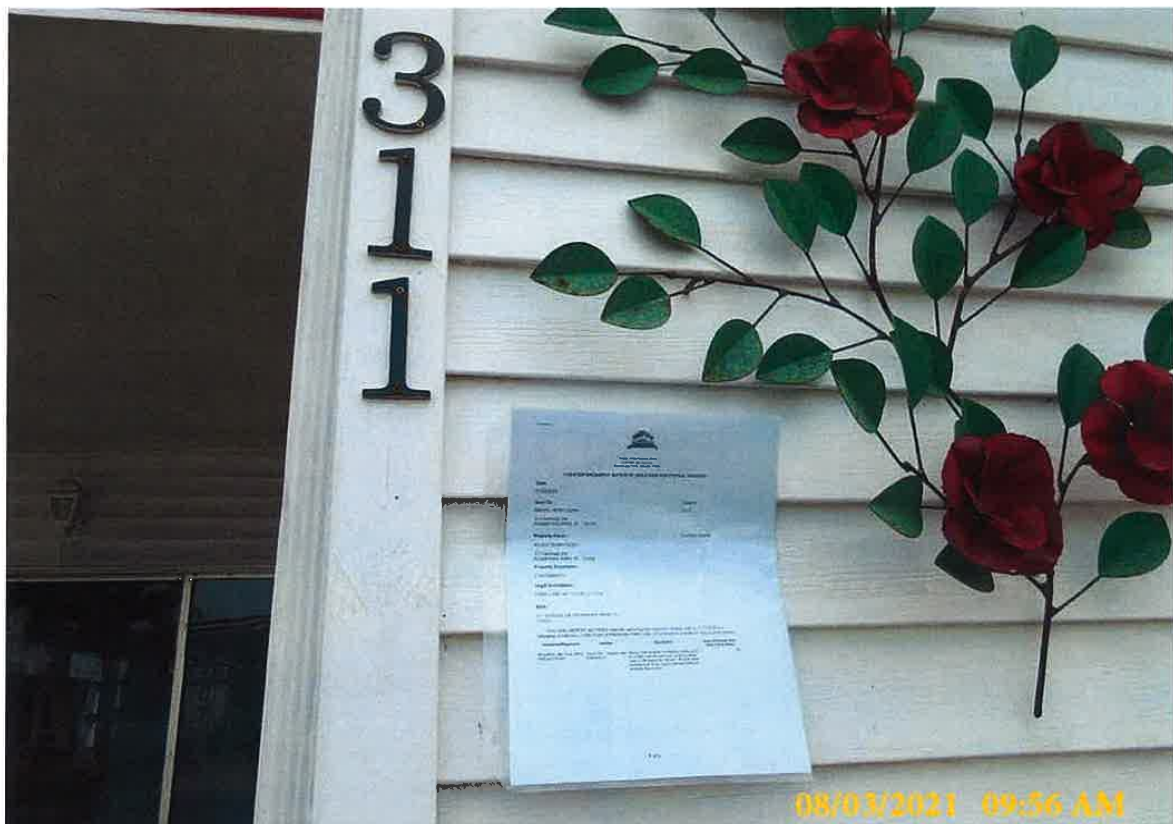
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of 8, 2021, by JoSelina Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
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

Property Description:
514229NN5310

Legal Description:
PARK LAKE INC CO-OP LOT 334

AKA:

Certified Mail #:

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





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

11/3/20
Plan Review
Process # 92081

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: KASHY,HENRY EZRA
Case #: 5272
Date: 07/17/2020

311 MARINE DR
PEMBROKE PARK, FL 33009

Property Owner: KASHY,HENRY EZRA
Property Description: 514229NN5310
Certified Mail #:

311 MARINE DR
PEMBROKE PARK, FL 33009

Legal Description: PARK LAKE INC 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

Notes/Mean 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.

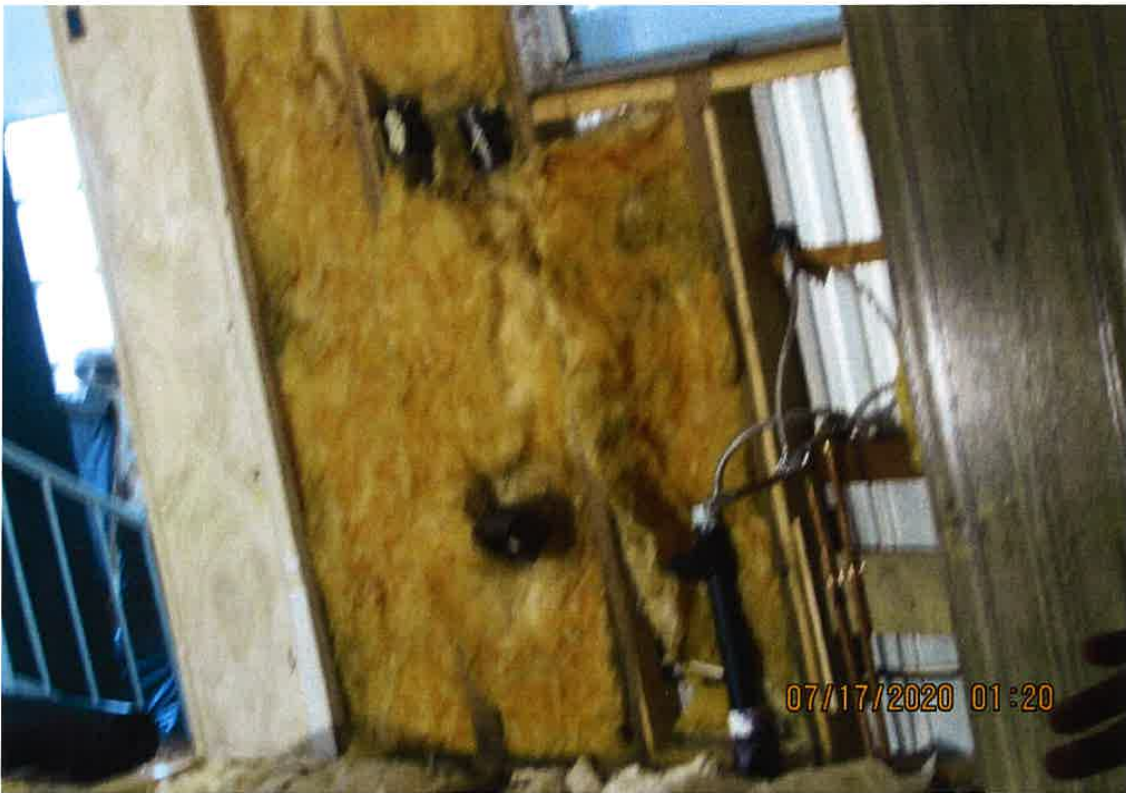
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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


Joseline Ramirez
Code Enforcement Officer



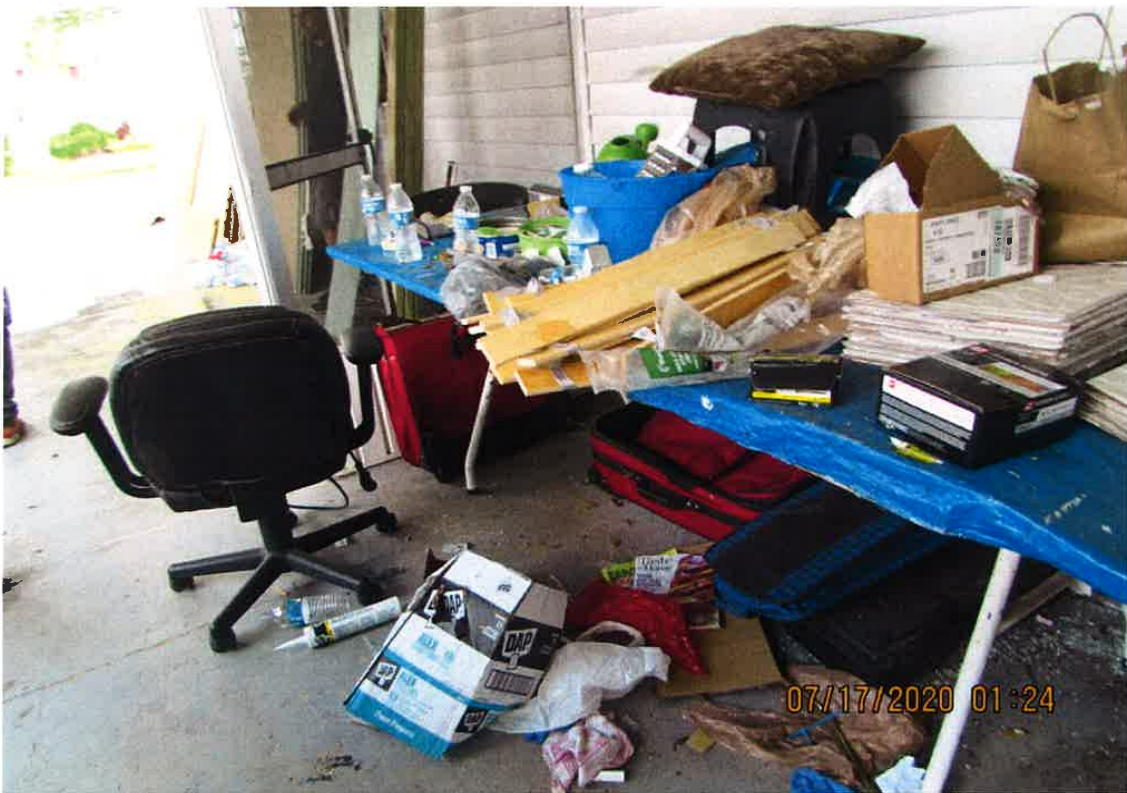
















Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

ERAN HAZAN

VEDIDIM
Mizvah
Market
Place

Name AZ EZRAKASHYK
Site Address 311 Marine Drive
Permit # _____

Date 7/17/20
Case # _____
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)

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

Corrective Action(s)

Contractor 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

Josefine Ramirez
Code Enforcement Officer

Received by [Signature]

White: Original Copy

Yellow: Officer's Copy

Pink: Violator

Case Overview

Property/Incident Information

Owner	Address	Site Address
PIGOTT, GARY	3407 SW 52 AVE PEMBROKE PARK, FL 33023	3407 SW 52 AVE, PEMBROKE PARK, FL 33023

Folio

514230230040

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC E 33.67 OF W 156 OF N 41 OF THE FOLLOWING PARCEL:
N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 4, BLDG 1 OF HOLLY
TREE PATIO VILLAS

Case Status	Open	Case #	5304	Date Next Inspection	8/21/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Demolition of old fence and installation of new fence done without permits. Obtain permit and inspections.
2. Exterior roof requires maintenance (i.e. wash, treatment).
3. Balconies exterior require maintenance (i.e. pressure wash).
4. Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/3/2020		Notice of Violation	Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail Hand
7/24/2024		Affidavit of Non-Compliance	Certified Mail
7/24/2024	8/21/2024	Notice of Formal Hearing - Confirm Fine	Certified Mail Posted to Property

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 8/21/2024

Case Overview

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: 8/21/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/21/2024
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: 8/21/2024
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: 8/21/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$48,550.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$48,650.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$48,650.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PIGOTT,GARY)

CASE NO. 5304

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PIGOTT,GARY

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3407 SW 52 AVE, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PIGOTT,GARY AT 8:34 A.M. ON THE 07
DAY OF AUGUST 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

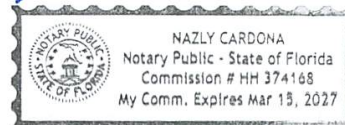

AFFIANT

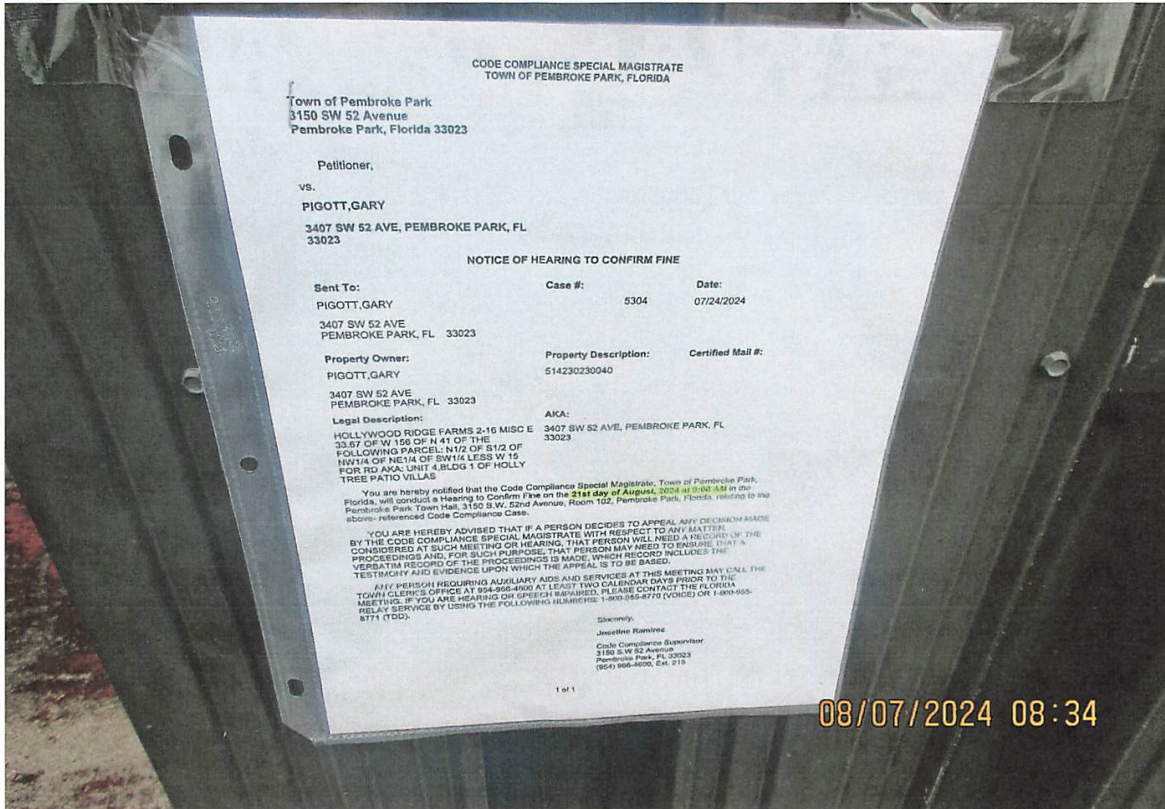
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug., 2024, by Josefine 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

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: July 31, 2024
INVOICE # 435
FOR:

Case #5304
PIGOTT, GARY
3407 SW 52 AVE,
PEMBROKE PARK, FL 33023

Bill To:
PIGOTT, GARY
3407 SW 52 AVE,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(b); 5-105 and 5-2(a)(b)		
	Final Order 10/20/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
976	Day(s) of Per Diem from (12/19/2021 - 08/21/2024)	\$ 50.00	\$ 48,800.00
Balance			\$ 48,900.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PIGOTT,GARY

3407 SW 52 AVE, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

PIGOTT,GARY

3407 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5304

Date:

07/24/2024

Property Owner:

PIGOTT,GARY

3407 SW 52 AVE
PEMBROKE PARK, FL 33023

Property Description:

514230230040

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E
33.67 OF W 156 OF N 41 OF THE
FOLLOWING PARCEL: N1/2 OF S1/2 OF
NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 4,BLDG 1 OF HOLLY
TREE PATIO VILLAS

AKA:

3407 SW 52 AVE, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of August, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

9589 0710 5270 1605 9256 03

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

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

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

Postage
 \$ 9.64

Total Postage and Fees \$ _____

Sent To
 Street and Apt. #
 City, State, ZIP+4®
 HCF #5304
 3407 SW 52 AVE,
 PEMBROKE PARK, FL 33023

PS Form 3800, January 2019 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
- 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.	A. Signature _____ ☐ 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												
1. Article Addressed to: PIGOTT, GARY HCF #5304 3407 SW 52 AVE, PEMBROKE PARK, FL 33023													
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9256 03	3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®												
☐ Adult Signature Restricted Delivery	☐ Registered Mail™												
☐ Certified Mail®	☐ Registered Mail Restricted Delivery												
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™												
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery												
☐ Collect on Delivery Restricted Delivery													

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

Domestic Return Receipt



UNITED STATES
POSTAL SERVICE

We Redeliver For You!

Download Informed Delivery APP to manage your redeliveries.

Sorry we missed you while you were out.

Date: 7/26/24

The item was sent by: Town of Pembroke

It was sent to: Gary Pigott

At this address: 3407 SW 52 Ave

About the missed delivery
It was a: Town of Pembroke Park
Building Department

☐ Package ☒ Letter ☐ Large envelope

☐ USPS® Smart Parcel Locker Eligible
(Smaller than 17Hx13Wx23D)

Available for pickup date: RECEIVED

This is the:

☒ First attempt ☐ Final notice



To schedule a redelivery:

Scan the QR code or go to

Town of Pembroke Park
Building Department

Article number:

5293 0658 2447 8476

RECEIVED

We have item/s for you which we could not deliver because:

☐ It requires a payment of \$_____ for:
_____ Postage due _____ Customs

☐ Receptacle full/item oversized

☐ No secure location available

☒ No authorized recipient available

☐ Signature required

_____ must be 18+ years old _____ must be 21+ years old

☐ Other: _____

Please see reverse to schedule redelivery or pickup.

PS Form 3849, September 2022



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5304

Petitioner,

vs.

PIGOTT, GARY

3407 SW 52 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

On 7/24/2024 | JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PIGOTT, GARY
Address:	3407 SW 52 AVE PEMBROKE PARK, FL 33023
Folio:	514230230040
Site Address:	3407 SW 52 AVE, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC E 33.67 OF W 156 OF N 41 OF THE FOLLOWING PARCEL: N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 4, BLDG 1 OF HOLLY TREE PATIO VILLAS

Notes/Mean of Correction:

1. Demolition of old fence and installation of new fence done without permits. Obtain permit and inspections. Not corrected.
2. Exterior roof requires maintenance (i.e. wash, treatment). Not corrected.
3. Balconies exterior require maintenance (i.e. pressure wash). Not Corrected.

Further, Affiant sayeth naught

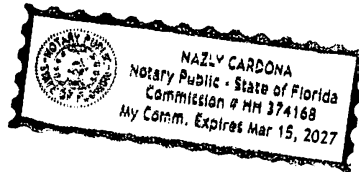
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/24/2024


NOTARY PUBLIC, STATE OF FLORIDA



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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5304
Petitioner,)
)
vs.)
)
GARY PIGOTT)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3407 SW 52 AVE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: GARY PIGOTT, 3407 SW 52 AVE, PEMBROKE PARK, FL, 33023

FOLIO NO.: 5142 30 23 0040

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC E 33.67 OF W 156 OF N 41 OF THE FOLLOWING PARCEL: N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 4,BLDG 1 OF HOLLY TREE PATIO VILLAS

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103 (a)(b); 5-105; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

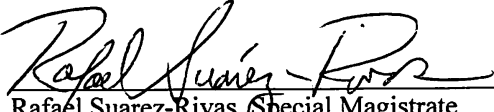
ORDER

1 THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the
2 Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE
3 SECTION(S) 5-103 (a)(b); 5-105; 5-2(a)(b) WITHIN 60 DAYS OF THE DATE OF THE
4 FORMAL HEARING held on 20th day of October 2021. If the Respondent(s) does/do not comply
5 within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR
6 EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein.
7 IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A
8 MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00)
9 SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.
10

11
12 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
13 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
14 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
15 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
16 DETERMINE IF COMPLIANCE HAS OCCURRED.
17

18
19 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
20 this 20th day of October 2021.
21

22
23 **TOWN OF PEMBROKE PARK**
24

25
26
27 
28
29 Rafael Suarez-Rivas, Special Magistrate
30

31
32
33 Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek
34 judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.
35
36

37 **Certificate of Service**
38

39
40 I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct
41 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
42 set forth above in this Final Order on this 22 day of Oct, 2021.
43

44
45 
46 Nazly Cardona
47 Administrative Assistant
48 Town of Pembroke Park
49 3150 SW 52 AVE
50 Pembroke Park, FL 33023

7021 0350 0000 2801 7657

**U.S. Postal Service™
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OFFICIAL USE

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

Postmark
Here

Postage
\$ **7.53**

Total Postage and Fees \$

Sent To **JENNINGS & VALANCY PA
F.O. #6240, #5304**

Street and Apt. No. **311 SE 13TH STREET,**

City, State, ZIP+4® **FORT LAUDERDALE, FL, 33316**

PS Form 3800, A

7021 0350 0000 2801 7664

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

Postmark
Here

Postage
\$ **7.33**

Total Postage and Fees \$

Sent To **HOLLY TREE PATIO VILLAS
HOMEOWNERS' ASSOCIATION, INC.**

Street and Apt. No., **F.O. #6240, #5304**

City, State, ZIP+4® **19925 NE 10TH PLACE WAY 199,
MIAMI, FL, 33179**

PS Form 3800, A

7021 0350 0000 2801 7688

**U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

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

Postmark
Here

Postage
\$ **7.33**

Total Postage and Fees \$

Sent To **GARY PIGOTT
F.O. #5304**

Street and Apt. No. **3407 SW 52 AVE,**

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

PS Form 3800, A

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**GARY PIGOTT
F.O. #5304
3407 SW 52 AVE,
PEMBROKE PARK, FL, 33009**



9590 9402 6379 0303 8543 83

2. Article Number (Transfer from service label)

7021 0350 0000 2801 7688

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

10/25/21

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

Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X <i>na dt wt</i> ☐ Agent ☒ Addressee	
1. Article Addressed to: HOLLY TREE PATIO VILLAS HOMEOWNERS' ASSOCIATION, INC. F.O. #6240, #5304 19925 NE 10TH PLACE WAY 199, MIAMI, FL, 33179		B. Received by (Printed Name) <i>COVID-19</i> C. Date of Delivery <i>10/25/21</i>	
2. Article Number (Transfer from service label) 9590 9402 6379 0303 8543 14		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery			
7021 0350 0000 2801 7664			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X <i>C. Valancy</i> ☐ Agent ☒ Addressee	
1. Article Addressed to: JENNINGS & VALANCY PA F.O. #6240, #5304 311 SE 13TH STREET, FORT LAUDERDALE, FL, 33316		B. Received by (Printed Name) <i>C. Valancy</i> C. Date of Delivery <i>10/27/21</i>	
2. Article Number (Transfer from service label) 9590 9402 6379 0303 8543 21		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery			
7021 0350 0000 2801 7657			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7019 1120 0000 9007 6258

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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

HOLLY TREE PATIO VILLAS
 HOMEOWNERS' ASSOCIATION, INC.
 N.O.H. #6240, #5304
 19925 NE 10TH PLACE WAY 199,
 MIAMI, FL, 33179

Postmark
Here

7019 1120 0000 9007 6265

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

JENNINGS & VALANCY PA
 N.O.H. #6240, #5304
 311 SE 13TH STREET,
 FORT LAUDERDALE, FL, 33316

Postmark
Here

7019 1120 0000 9007 6272

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

GARY PIGOTT
 N.O.H. #5304
 3407 SW 52 AVE,
 PEMBROKE PARK, FL, 33009

Postmark
Here

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GARY PIGOTT
 N.O.H. #5304
 3407 SW 52 AVE,
 PEMBROKE PARK, FL, 33009



9590 9402 6610 1028 7077 74

2. Article Number (Transfer from service label)

7019 1120 0000 9007 6272

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

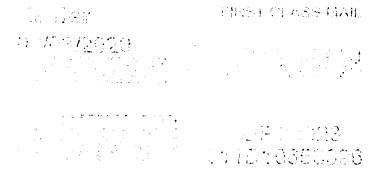
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

NOV 5304



Holly Tree Patio Villas
c/o USA Management
19925 NE 10th Place Way
Miami, FL 33179

TOWN OF PEMBROKE PARK

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

NOV 5304

Hasler

FIRST-CLASS MAIL

08/03/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

PIGOTT, GARY

3407 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5304



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3407 SW 52 AVENUE, PEMBROKE PARK FL 33023-5408	ID #	5142 30 23 0040
Property Owner	PIGOTT, GARY	Millage	0613
Mailing Address	3407 SW 52 AVE PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC E 33.67 OF W 156 OF N 41 OF THE FOLLOWING PARCEL: N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 4,BLDG 1 OF HOLLY TREE PATIO VILLAS		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$11,040	\$129,660	\$140,700	\$66,710	
2020	\$11,040	\$136,510	\$147,550	\$65,790	\$642.28
2019	\$11,040	\$129,600	\$140,640	\$64,320	\$642.37

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$140,700	\$140,700	\$140,700	\$140,700
Portability	0	0	0	0
Assessed/SOH 06	\$66,710	\$66,710	\$66,710	\$66,710
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$16,710	0	\$16,710	\$16,710
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$41,710	\$25,000	\$25,000

Sales History

Date	Type	Price	Book/Page or CIN
3/4/2005	WD	\$120,000	39221 / 1205
5/22/2002	WD	\$85,000	33414 / 638
4/30/2001	SWD	\$66,000	31655 / 1237
11/3/2000	CET		31042 / 1262

Land Calculations

Price	Factor	Type
\$8.00	1,380	SF
Adj. Bldg. S.F. (Card, Sketch)		1201
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1985/1984		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
HOLLY TREE PATIO VILLAS HOMEOWNERS' ASSOCIATION, INC.

Filing Information

Document Number	N00895
FEI/EIN Number	59-2544846
Date Filed	01/13/1984
State	FL
Status	ACTIVE

Principal Address

3419 SW 52 AVE
PEMBROKE PARK, FL 33023

Changed: 06/30/2008

Mailing Address

19925 NE 10th Place Way
199
MIAMI, FL 33179

Changed: 03/31/2020

Registered Agent Name & Address

JENNINGS & VALANCY PA
311 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/23/2010

Address Changed: 04/23/2010

Officer/Director Detail

Name & Address

Title VP

FOSTER, ERNEL
3413 SW 52 AVE
PEMBROKE PARK, FL 33023

Title S/T

CUNNINGHAM, EVELYN
3471 SW 52 AVE
PEMBROKE PARK, FL 33023

Title President

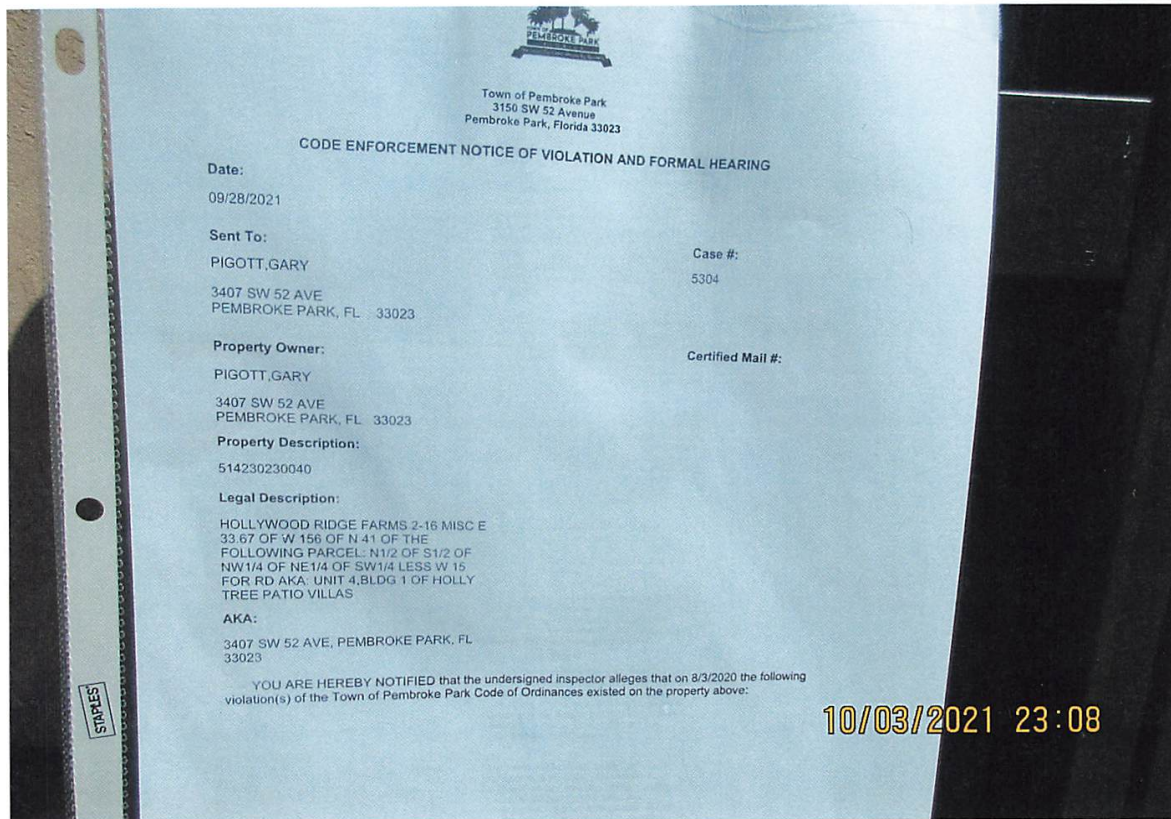
PIGOTT, GARY
3407 SW 52ND AVE
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/09/2019
2020	03/31/2020
2021	02/17/2021

Document Images

02/17/2021 -- ANNUAL REPORT	View image in PDF format
03/31/2020 -- ANNUAL REPORT	View image in PDF format
04/09/2019 -- ANNUAL REPORT	View image in PDF format
03/10/2018 -- ANNUAL REPORT	View image in PDF format
03/21/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
03/15/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
04/23/2010 -- ANNUAL REPORT	View image in PDF format
04/29/2009 -- ANNUAL REPORT	View image in PDF format
06/30/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
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04/26/2004 -- ANNUAL REPORT	View image in PDF format
02/12/2003 -- ANNUAL REPORT	View image in PDF format
09/03/2002 -- ANNUAL REPORT	View image in PDF format
04/23/2001 -- ANNUAL REPORT	View image in PDF format
04/14/2000 -- ANNUAL REPORT	View image in PDF format
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03/10/1997 -- ANNUAL REPORT	View image in PDF format
03/20/1996 -- ANNUAL REPORT	View image in PDF format
04/24/1995 -- ANNUAL REPORT	View image in PDF format





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

PIGOTT,GARY

3407 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5304

Property Owner:

PIGOTT,GARY

3407 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230040

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E
33.67 OF W 156 OF N 41 OF THE
FOLLOWING PARCEL: N1/2 OF S1/2 OF
NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 4,BLDG 1 OF HOLLY
TREE PATIO VILLAS

AKA:

3407 SW 52 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/3/2020 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. Demolition of old fence and installation of new fence done without permits. Obtain permit and inspections.
2. Exterior roof requires maintenance (i.e. wash, treatment).
3. Balconies exterior require maintenance (i.e. pressure wash).
4. 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 October, 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.

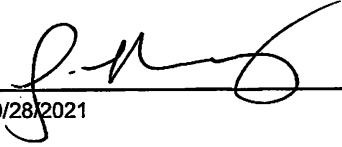
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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@tppl.gov.

Joseline Ramirez

Chief Code Enforcement
Officer



9/28/2021



11/3/20
No permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PIGOTT, GARY
3407 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #: 5304

Date: 08/03/2020

Property Owner: PIGOTT, GARY
3407 SW 52 AVE
PEMBROKE PARK, FL 33023

Property Description: 514230230040

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC E 33.67 OF W 156 OF N 41 OF THE FOLLOWING PARCEL: N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 4, BLDG 1 OF HOLLY TREE PATIO VILLAS

AKA: 3407 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/3/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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Notes/Mean of Correction:

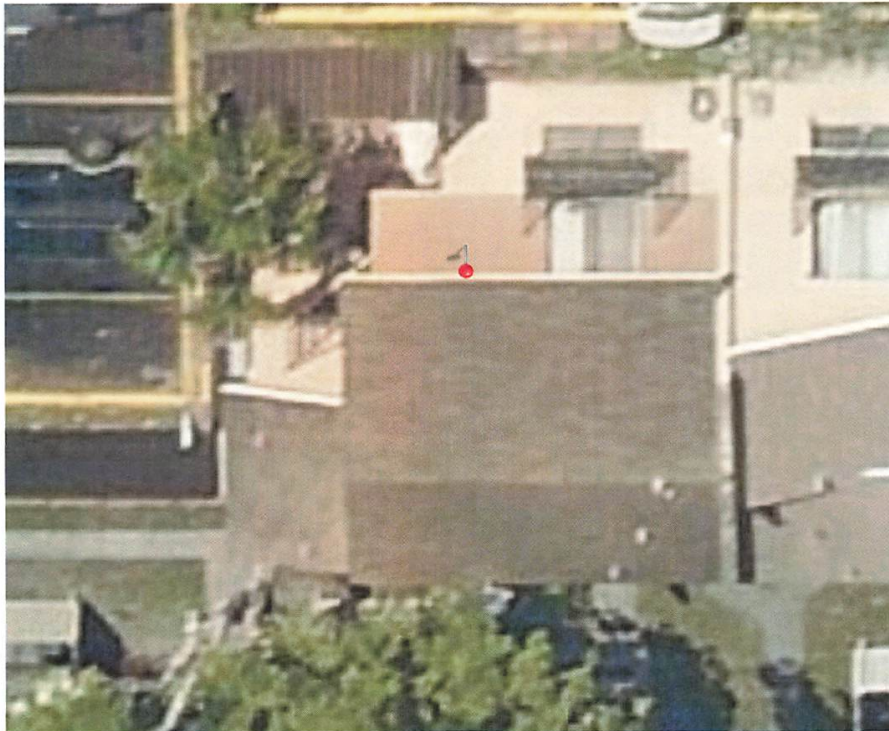
1. Demolition of fence without permits. Obtain permit and inspections.
2. Exterior roof requires maintenance (i.e. wash, treatment).
3. Balconies exterior require maintenance (i.e. pressure wash).
4. Double permit fee has been assessed.

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











Case Overview

Property/Incident Information

Owner	Address	Site Address
GEZELLA ALGARIN/DAISY LLORENS VALLE	2401 Susan Lane Pembroke Park, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2401 Susan Lane

Folio

514220030020

Legal Description

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

Case Status	Open	Case #	5557	Date Next Inspection	8/21/2024
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Notes

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

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/2/2021		Notice of Violation	Hand
7/28/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/18/2022	8/17/2022	Final Order	Certified Mail Hand
12/4/2023		Affidavit of Non-Compliance	Regular Mail
7/23/2024	8/21/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 8/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/21/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$31,950.00

Case Overview

Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$32,050.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
8/22/2022	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$31,950.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

GEZELLA ALGARIN/
DAISY LLORENS VALLE

CASE NO. 5557

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GEZELLA ALGARIN/DAISY LLORENS VALLE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GEZELLA ALGARIN/DAISY LLORENS VALLE
AT 10:11 A.M. ON THE 07 DAY OF AUGUST 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

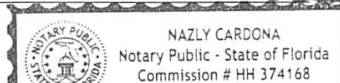
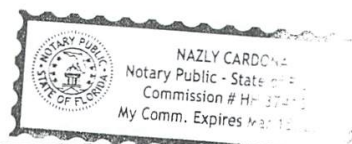

AFFIANT

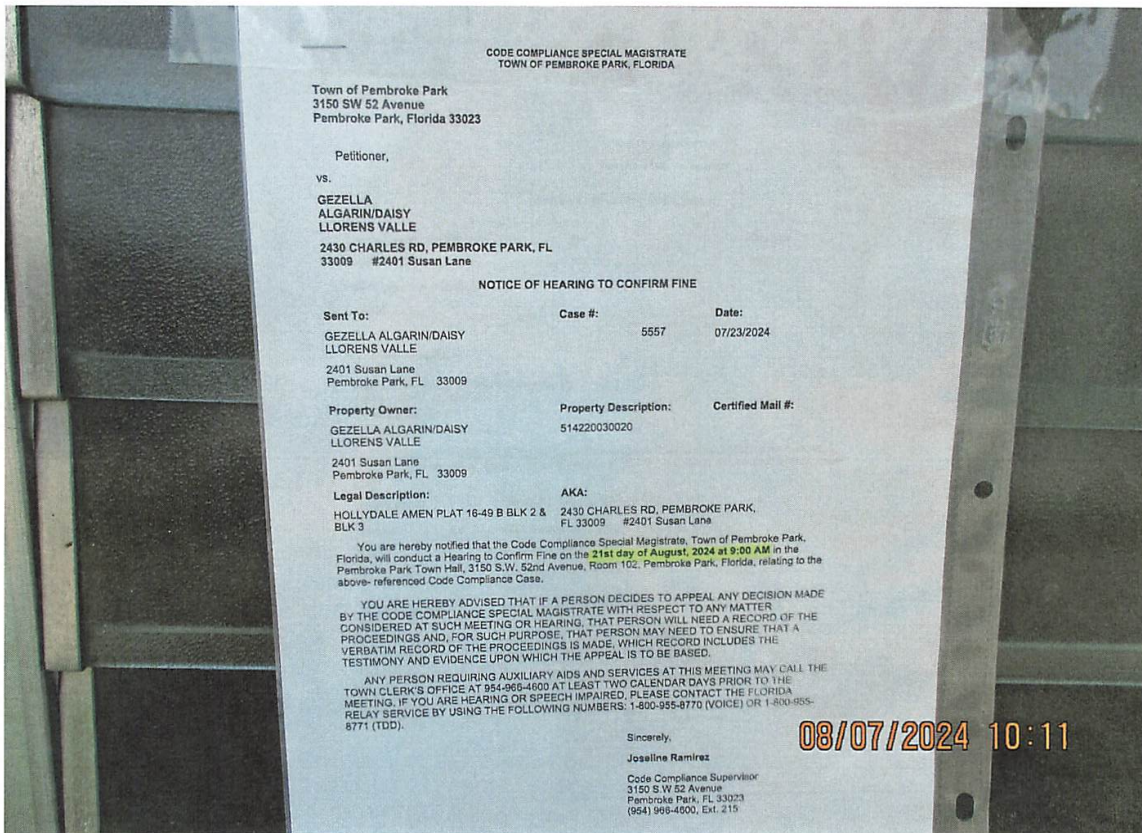
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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





Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: July 31, 2024
INVOICE # 435
FOR:

Case #5557
GEZELLA ALGARIN
DAISY LLORENS VALLE
2401 SUSAN LANE,
PEMBROKE PARK, FL 33023

Bill To:
GEZELLA ALGARIN
DAISY LLORENS VALLE
2401 SUSAN LANE,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
	Final Order 08/17/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
644	Day(s) of Per Diem from (11/16/2022 - 08/21/2024)	\$ 50.00	\$ 32,200.00
Balance			\$ 32,300.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**GEZELLA
ALGARIN/DAISY
LLORENS VALLE**

**2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2401 Susan Lane**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
GEZELLA ALGARIN/DAISY LLORENS VALLE	5557	07/23/2024

2401 Susan Lane
Pembroke Park, FL 33009

Property Owner:	Property Description:	Certified Mail #:
GEZELLA ALGARIN/DAISY LLORENS VALLE	514220030020	

2401 Susan Lane
Pembroke Park, FL 33009

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2401 Susan Lane

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of August, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5557

Petitioner,

vs.

BARBARA ORR/DAISY L.
VALLE
2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2401 Susan Lane
Respondent(s)

On 12/4/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: BARBARA ORR/DAISY L. VALLE
Address: 2401 Susan Lane Pembroke Park, FL 33009
Folio: 514220030020
Site Address: 2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2401 Susan Lane
Legal Description: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/4/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	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: 12/4/2023

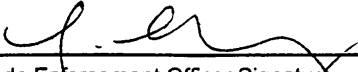
Notes/Mean of Correction:

1. Replacement of water heater. Permit # 2110829-0 for water heater expired, incomplete.
2. Obtain building permit with inspections and plans.
3. Obtain permit for shed, propane tank, and stairs. Permit #2212081-0 for propane tank completed. Permit #2212065-0 for shed and stairs completed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

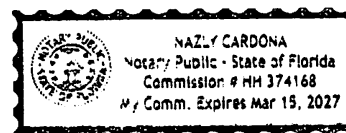


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/4/2023



NOTARY PUBLIC, STATE OF FLORIDA



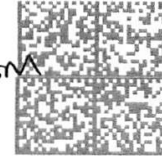
TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

CT CORPORATION SYSTEM

AONC # 5557.

1200 SOUTH PINE ISLAND RD,
PLANTATION, FL 33324.



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁹

03/04/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

COBBLESTONE II BMB LLC

AONC # 5557.

2430 CHARLES RD,
PEMBROKE PARK, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁹

03/04/2024 ZIP 33023
043M30245597

US POSTAGE

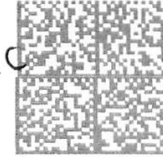
TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

GOBBLESTONE II BMB LLC

AONC #5557.

17W 220 22 ST #220,
OAKBROOK TERRACE, IL 60181.



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
03/04/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
03/04/2024 ZIP 33023
043M30245597

US POSTAGE

AONC

Sent To:

BARBARA ORR/DAISY L. VALLE

2401 Susan Lane
Pembroke Park, FL 33009

Case #:

5557

9589 0710 5270 1605 9255 66

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 9.64

Total Postage and Fee
\$

Sent To
C T CORPORATION SYSTEM
HCF #5557
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

City, State, ZIP+4®

PS Form 3800, January 2020 PSN 7530-02-000-9001

9589 0710 5270 1605 9255 80

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 9.64

Total Postage and Fee
\$

Sent To
COBBLESTONE II BMB LLC
HCF #5557
17W220 22 ST #220
OAKBROOK TERRACE IL 60181

City, State, ZIP+4®

PS Form 3800, January 2020 PSN 7530-02-000-9001

9589 0710 5270 1605 9255 73

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

Postage
\$ 9.64

Total Postage and Fee
\$

Sent To
COBBLESTONE II BMB LLC
HCF #5557
2430 CHARLES ROAD,
PEMBROKE PARK FL 33009

City, State, ZIP+4®

PS Form 3800, January 2020 PSN 7530-02-000-9001

9589 0710 5270 1605 9255 97

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 9.64

Total Postage and Fee
\$

Sent To
GEZELLA ALGARIN
DAISY LLORENS VALLE
HCF #5557
2401 SUSAN LANE
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, January 2020 PSN 7530-02-000-9001

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:

CT CORPORATION SYSTEM
HCF #5557
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324



9590 9402 8582 3244 8656 36

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9255 66

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X JUL 26 2024

- ☐
- Agent
-
- ☐
- Addressee

B. Received by (Printed Name)

CT CORPORATION

C. Date of Delivery

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

3. Service Type

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

Mail
☐ Mail Restricted Delivery
☐ Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

COBBLESTONE II BMB LLC
HCF #5557
17W220 22 ST #220
OAKBROOK TERRACE IL 60181



9590 9402 8582 3244 8656 29

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9255 80

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ELIG PESCO

- ☐
- Agent
-
- ☐
- Addressee

B. Received by (Printed Name)

3849

C. Date of Delivery

7.27.24

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

3. Service Type

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

Mail
☐ Mail Restricted Delivery
☐ Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

COBBLESTONE II BMB LLC
HCF #5557
2430 CHARLES ROAD,
PEMBROKE PARK FL 33009



9590 9402 8582 3244 8656 12

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9255 73

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

- ☐
- Agent
-
- ☐
- Addressee

B. Received by (Printed Name)

E. P. P.

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
☐ Restricted Delivery

Domestic Return Receipt

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5557
Petitioner,)
)
vs.)
)
BAM MHC LLC / BARBARA ORR /)
DAISY L. VALLE)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 2401 SUSAN LANE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: BAM MHC LLC / BARBARA ORR / DAISY L. VALLE

FOLIO NO.: 5142 20 03 0020

LEGAL DESCRIPTION: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

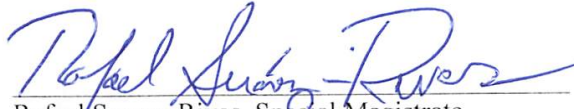
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of August 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 17th day of August 2022.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of August, 2022.


Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7020 0640 0000 5918 7665

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 9.17
Total Postage and Fee	\$
Sent To	BAM MHC LLC
Street and Apt. No.	F.O #5557, #7004, #6995, #6998,
City, State, ZIP+4®	#5801#7336, #7277 302 KNIGHTS RUN AVE #1108, TAMPA, FL, 33602
PS Form 3800, April 2019	

AUG 19 2022
Postmark
Here

HOLLYWOOD FL 33061

7020 0640 0000 5918 7542

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 9.17
Total Postage and Fee	\$
Sent To	NRAI SERVICES, INC.
Street and Apt. No.	F.O #5557, #7004, #6995, #6998,
City, State, ZIP+4®	#5801#7336, #7277 1200 S PINE ISLAND RD, PLANTATION, FL, 33324
PS Form 3800, April 2019	

AUG 19 2022
Postmark
Here

HOLLYWOOD FL 33061

7020 0640 0000 5918 7535

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 9.17
Total Postage and Fee	\$
Sent To	BAM MHC LLC
Street and Apt. No.	F.O #5557, #7004, #6995, #6998,
City, State, ZIP+4®	#5801#7336, #7277 2430 CHARLES ROAD, PEMBROKE PARK, FL, 33009
PS Form 3800, April 2019	

AUG 19 2022
Postmark
Here

HOLLYWOOD FL 33061

7020 0640 0000 5918 7528

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 7.82
Total Postage and Fee	\$
Sent To	BAM MHC LLC / BARBARA ORR / DAISY
Street and Apt. No.	L. VALLE
City, State, ZIP+4®	F.O #5557 2401 SUSAN LANE, PEMBROKE PARK, FL, 33009
PS Form 3800, April 2019	

AUG 18 2022
Postmark
Here

HOLLYWOOD FL 33061

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****Bill To:**

Gezzela Algarin
P.O. Box Box 3101
Hallandale Beach, FL 33008

Date 8/22/2022 1:39:31 PM

Invoice # 25968

For Code Enforcement Case#
5557

Site Address:

2430 CHARLES RD, PEMBROKE
PARK, FL 33009 #2401 Susan Lane

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
Total		\$100.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	11/16/2022		\$50.00	0	\$0.00
Admin Fixed	8/18/2022		\$100.00	0	\$100.00
Total					\$100.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
8/22/2022	Credit	\$100.00
Total		\$100.00

Balance **\$0.00**

Case Overview

Property/Incident Information

Owner	Address	Site Address
BAM MHC LLC /BARBARA ORR/DAISY L. VALLE	2401 Susan Lane Pembroke Park, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2401 Susan Lane
Legal Description		

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

Notes

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

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>
3/2/2021		Notice of Violation
7/28/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV

Delivery

Handed / Regular Mail

Affidavit of Service/Posted to 8/5/22
Property
Certified Mail 8/2/22

Violations

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

7021 1970 0000 4565 6766

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
\$ 9.17

Total Postage and
\$

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

City, State, ZIP+4
PLANTATION, FL, 33324

PS Form 3800, A

7021 1970 0000 4565 6926

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage
\$ 9.17

Total Postage and
\$

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

City, State, ZIP+4
TAMPA, FL, 33602

PS Form 3800, A

7021 1970 0000 4565 6773

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage
\$ 9.17

Total Postage and
\$

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

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

PS Form 3800, A

7021 1970 0000 4565 6919

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

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

Postage
\$ 7.82

Total Postage and
\$

Sent To
BAM MHC LLC / BARBARA ORR / DAISY
L. VALLE
N.O.H #5557
2401 SUSAN LANE,
PEMBROKE PARK, FL, 33009

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

PS Form 3800, A

7021 1970 0000 4565 6858

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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

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☐ Return Receipt (electronic)

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☐ Certified Mail Restricted Delivery

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☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

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Postage

\$ 7.82

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

BAM MHC LLC
 BARBARA ORR
 N.O.H #7336, #5557
 2401 SUSAN LANE,
 PEMBROKE PARK, FL, 33009

Postmark
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7021 1970 0000 4565 4564

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

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

OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

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☐ Return Receipt (electronic)

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☐ Certified Mail Restricted Delivery

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☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

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Postage

\$ 7.82

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

NRAI SERVICES INC
 N.O.H #7336, #5557
 1200 SOUTH PINE ISLAND ROAD,
 PLANTATION, FL, 33324

Postmark
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7021 1970 0000 4565 6865

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

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

OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

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☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$ 7.82

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

BAM MHC LLC
 BARBARA ORR
 N.O.H #7336, #5557
 302 KNIGHTS RUN AVE #1108,
 TAMPA, FL, 33602

Postmark
 Here

7021 1970 0000 4565 6872

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

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☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

\$

Postage

\$ 7.82

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

BAM MHC LLC
 BARBARA ORR
 N.O.H #7336, #5557
 2430 CHARLES ROAD,
 PEMBROKE PARK, FL, 33009

Postmark
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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: BAM MHC LLC N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7277 2430 CHARLES ROAD, PEMBROKE PARK, FL, 33009  9590 9402 6921 1104 9860 34 2. Article Number (Transfer from service label) 7021 1970 0000 4565 6773	A. Signature X <i>King Wing</i> ☒ Agent ☐ Addressee B. Received by (Printed Name) <i>timothy</i> C. Date of Delivery <i>8-8-22</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: NRAI SERVICES, INC. N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7277 1200 S PINE ISLAND RD, PLANTATION, FL, 33324  9590 9402 6921 1104 9860 41 2. Article Number (Transfer from service label) 7021 1970 0000 4565 6766	A. Signature X <i>AUG 04 2</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) CT CORPORATION C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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



Site Address	2430 CHARLES ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0020
Property Owner	BAM MHC LLC	Millage	0613
Mailing Address	302 KNIGHTS RUN AVE #1108 TAMPA FL 33602	Use	28-03
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$1,896,520		\$1,896,520	\$1,896,520	
2021	\$1,896,520		\$1,896,520	\$1,896,520	\$40,783.90
2020	\$1,896,520		\$1,896,520	\$1,896,520	\$40,930.32

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,896,520	\$1,896,520	\$1,896,520	\$1,896,520
Portability	0	0	0	0
Assessed/SOH	\$1,896,520	\$1,896,520	\$1,896,520	\$1,896,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,896,520	\$1,896,520	\$1,896,520	\$1,896,520

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/7/2019	SWD-Q	\$2,117,400	115886505	\$9.00	209,102	SF
3/29/2001	WD*	\$1,250,000	31454 / 173	\$0.10	146,000	SF
8/2/2000	QC*	\$38,500	30739 / 771			
3/25/1991	QCD	\$100	18278 / 742			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
BAM MHC LLC

Filing Information

Document Number M19000004582
FEI/EIN Number N/A
Date Filed 05/07/2019
State DE
Status ACTIVE

Principal Address

233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Changed: 05/17/2021

Mailing Address

233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Changed: 05/17/2021

Registered Agent Name & Address

NRAI SERVICES, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Member

PFC Park Holdings, LLC
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Senior Managing Director, VP

Agarwal, A. J.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

BAM MHC LLC
BARBARA ORR
DAISY L. VALLE

CASE NO. 5557

Respondent

AFFIDAVIT OF SERVICE

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

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BAM MHC LLC / BARBARA ORR / DAISY L. VALLE AT 10:02 A.M. ON THE 5 DAY OF AUGUST 2022.

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

TYPE OF SERVICE

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

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

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

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

J. Ramirez
AFFIANT

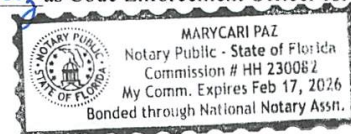
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of August 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/28/2022

Sent To:
BAM MHC LLC /BARBARA
ORR/DAISY L. VALLE
2401 Susan Lane
Pembroke Park, FL 33009

Case #:
5557

Property Owner:
BAM MHC LLC /BARBARA
ORR/DAISY L. VALLE
2401 Susan Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514220030020

Legal Description:
HOLLYDALE AMEN PLAT 16-49 B BLK 2 &
BLK 3

AKA:
2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2401 Susan Lane

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

Ordinance/Regulation	Section	Description	Days to Correct Date of the
BUILDING AND BUILDING REGULATIONS	Sec 8-105. - Repairs and Installations	Repairs and Installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10
BUILDING AND BUILDING REGULATIONS	Sec. 8-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the	10

08/05/2022 10:02



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/28/2022

Sent To:

BAM MHC LLC /BARBARA
ORR/DAISY L. VALLE

2401 Susan Lane
Pembroke Park, FL 33009

Case #:

5557

Property Owner:

BAM MHC LLC /BARBARA
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2430 CHARLES RD, PEMBROKE PARK,
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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	10

1. Replacement of water heater. Obtain building permit with inspections and plans. 2110829-0
514220030020 LEROY WILKERSON PLUMBING LLC 2401 SUSAN LANE Expired Residential Water
Heater - PLUMBING

2. Installed shed without a permit. Obtain plans for permit and inspections.

3. Installed propane tank without a permit. Obtain plans for permit and inspections.

4. Installed stairs without a permit. Obtain plans for permit and inspections.

A double permit fee has been assessed.

Contact the building dept to obtain permit at 954-966-4600, ext. 182.

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


7/28/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/28/2022

Sent To:

BAM MHC LLC /Barbara Orr
2401 Susan Lane
Pembroke Park, FL 33009

Case #:

5557

Property Owner:

BAM MHC LLC /Barbara Orr
2401 Susan Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220030020

Legal Description:

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

AKA:

2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2401 Susan Lane

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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	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)	10

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514220030020 LEROY WILKERSON PLUMBING LLC 2401 SUSAN LANE Expired Residential Water
Heater - PLUMBING

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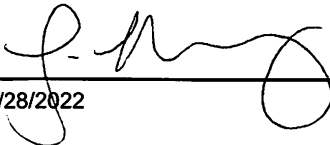
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

Joseline Ramirez

Chief Code Enforcement
Officer


7/28/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

BAM MHC LLC /BARBARA
ORR/DAISY L. VALLE

2401 Susan Lane
Pembroke Park, FL 33009

Case #:

5557

Date:

03/02/2021

Property Owner:

BAM MHC LLC /BARBARA
ORR/DAISY L. VALLE

2401 Susan Lane
Pembroke Park, FL 33009

Property Description:

514220030020

Certified Mail #:**Legal Description:**

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

AKA:

2430 CHARLES RD, PEMBROKE PARK,
FL 33009 #2401 Susan Lane

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

Ordinance/Regulation	Section	Description	Days to 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.	10
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	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)	10

Notes/Mean of Correction:

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

If the referenced violations are corrected within 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

Teresa Malcolm J.R.
Code Enforcement Officer.















Case Overview

Property/Incident Information

Owner	Address	Site Address
NATIONDOM INC	5100 SW 41 ST, Unit 307 PEMBROKE PARK, FL 33023	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307

Folio

514230AA0510

Legal Description

CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084

Case Status	Open	Case #	6185	Date Next Inspection	8/21/2024
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Notes

1. Installed new water heater without a permit. Obtain plans, permit and inspections.
2. Installed new a/c unit without a permit. Obtain plans, permit and inspections.
3. Damaged ceiling. Remove all mold and damaged section of ceiling and repair according to the Florida Building Code.
4. Exterior maintenance of balcony is required (i.e. pressure wash, paint, treatment, repair, etc.)
5. Exterior roof requires maintenance to assess damage causing leak. Repair roof to prevent leaks according to the Florida Build Code.
6. Installed new kitchen cabinets without a permit. Obtain plans, permit and inspections.
7. Expose light bulbs in kitchen area. Cover exposed light bulbs.

Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/27/2021		Notice of Violation	Regular Mail
10/6/2022		Affidavit of Non-Compliance	Certified Mail
10/6/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/19/2022	10/19/2022	Final Order	Certified Mail
1/9/2023	1/25/2023	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
1/26/2023	1/25/2023	Amended Final Order	Certified Mail Hand
4/14/2023	4/19/2023	Notice of Formal Hearing - Extension of Time	Email
4/19/2023	4/19/2023	2nd Amended Final Order	Certified Mail Hand
7/19/2024		Affidavit of Non-Compliance	Certified Mail
7/19/2024	8/21/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 8/21/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 8/21/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 8/21/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$107,250.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$107,550.00

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$107,550.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
NATIONDOM INC)
Respondent

CASE NO. 6185

AFFIDAVIT OF SERVICE

TO BE SERVED: NATIONDOM INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

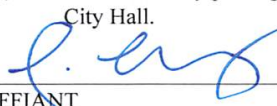
ADDRESS: 5100 SW 41 ST, UNIT 307, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NATIONDOM INC AT 8:41 A.M. ON THE 07
DAY OF AUGUST 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

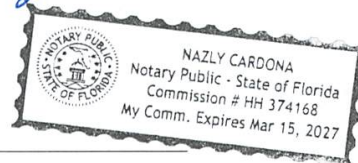
STATE OF FLORIDA
COUNTY OF BROWARD

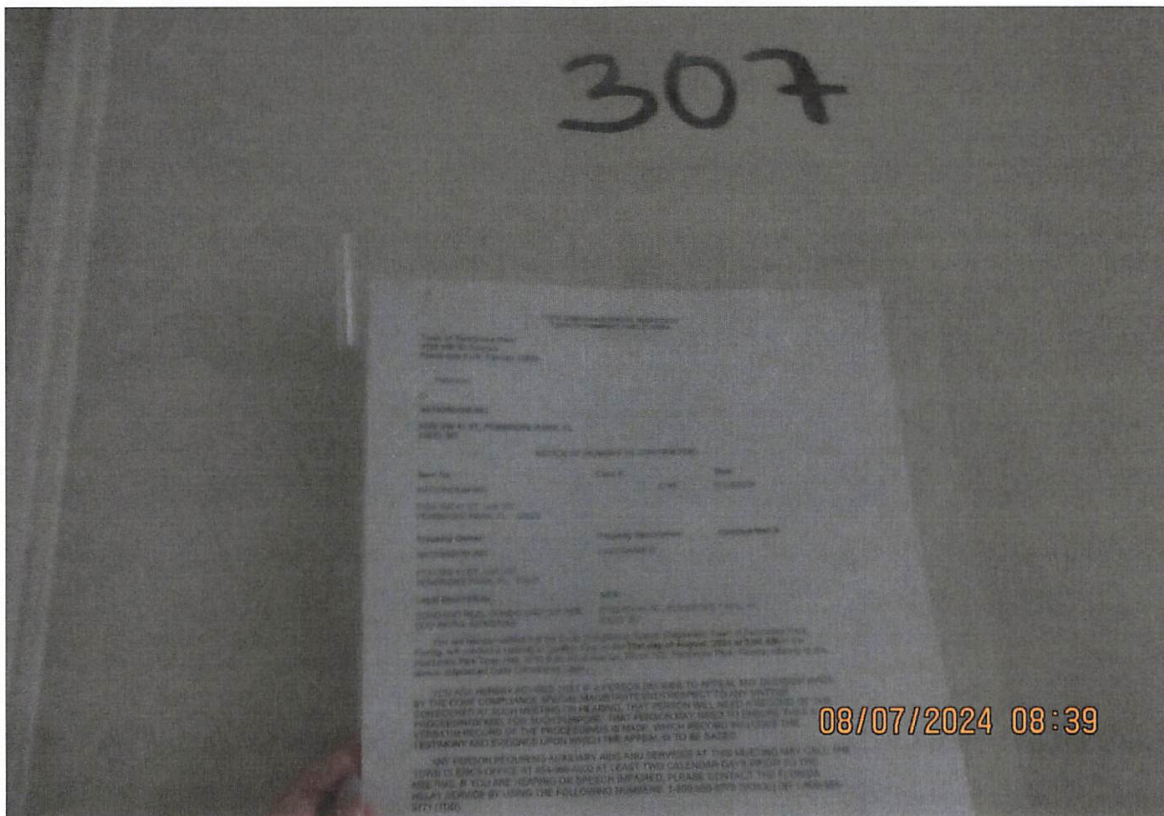
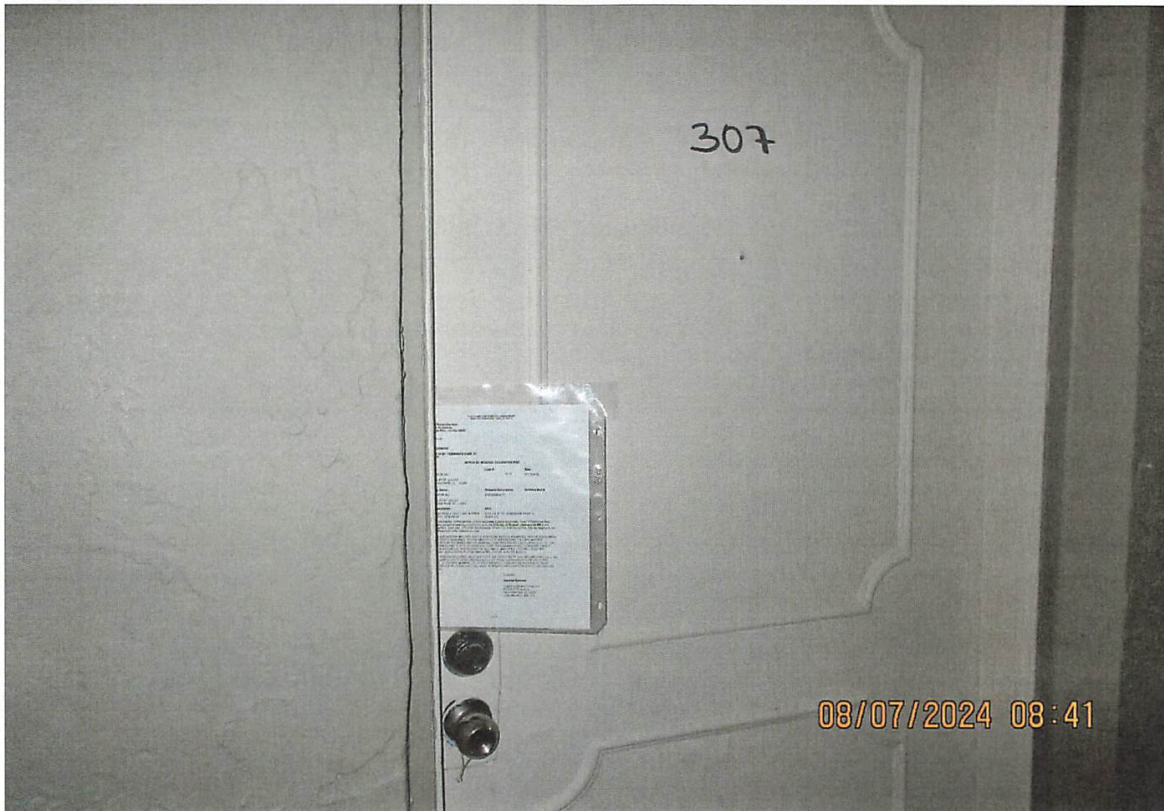
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug., 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known X OR Produced Identification _____

Type of Identification Produced _____





Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: July 31, 2024
INVOICE # 435
FOR:

Case #6185
NATIONDOM INC
5100 SW 41 ST #307,
PEMBROKE PARK, FL 33023

Bill To:
NATIONDOM INC
5100 SW 41 ST #307,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a); 5-105 and 5-17.		
	Amended Final Order 04/19/2023		
1	Admin Fee F.O 10/19/2022	\$ 100.00	\$ 100.00
1	Admin Fee A.F.O 01/25/2023	\$ 100.00	\$ 100.00
1	Admin Fee A.F.O 04/19/2023	\$ 100.00	\$ 100.00
430	Day(s) of Per Diem from (06/18/2023 - 08/21/2024)	\$ 250.00	\$ 107,500.00
Balance			\$ 107,800.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

NATIONDOM INC

**5100 SW 41 ST, PEMBROKE PARK, FL
33023 307**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
NATIONDOM INC	6185	07/19/2024
5100 SW 41 ST, Unit 307 PEMBROKE PARK, FL 33023		
Property Owner:	Property Description:	Certified Mail #:
NATIONDOM INC	514230AA0510	
5100 SW 41 ST, Unit 307 PEMBROKE PARK, FL 33023		
Legal Description:	AKA:	
CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of August, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

6185

Petitioner,

vs.

NATIONDOM INC

5100 SW 41 ST, PEMBROKE PARK, FL
33023 307

Respondent(s)

On 7/19/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	NATIONDOM INC
Address:	5100 SW 41 ST, Unit 307 PEMBROKE PARK, FL 33023
Folio:	514230AA0510
Site Address:	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307
Legal Description:	CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 7/19/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 7/19/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/19/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/19/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/19/2024

Notes/Mean of Correction:

1. Installed new water heater without a permit. Obtain plans, permit and inspections. Permit#23357642-0, completed. Corrected.
2. Installed new a/c unit without a permit. Obtain plans, permit and inspections. Permit# 23358417-0, in progress.
3. Damaged ceiling. Remove all mold and damaged section of ceiling and repair according to the Florida Building Code. Corrected.
4. Exterior maintenance of balcony is required (i.e. pressure wash, paint, treatment, repair, etc.). Corrected.
5. Exterior roof requires maintenance to assess damage causing leak. Repair roof to prevent leaks according to the Florida Build Code. Leaks repaired and corrected.
6. Installed new kitchen cabinets without a permit. Obtain plans, permit and inspections. Not Corrected.
7. Expose light bulbs in kitchen area. Cover exposed light bulbs. Corrected.

Further, Affiant sayeth naught

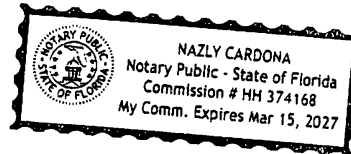
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/19/2024


NOTARY PUBLIC, STATE OF FLORIDA



9589 0710 5270 1605 9253 99

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

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

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

Postage \$ 7.64
Total Postage at \$
Sent To **NATIONDOM INC**
HCF #6185
5100 SW 41 ST # 307,
PEMBROKE PARK, FL 33023
City, State, ZIP+4

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

9589 0710 5270 1605 9254 36

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

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

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

Postage \$ 9.64
Total Postage at \$
Sent To **NATIONDOM INC**
NESTSCHERET, NIKITA
HCF #6185
9559 COLLINS AVE #703
SURFSIDE FL 33154
City, State, ZIP+4

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

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6185
Petitioner,)
)
vs.)
)
NATIONDOM INC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 19th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO _____

SUBJECT REAL PROPERTY: NATIONDOM INC

PROPERTY OWNER: 5100 SW 41 ST #307, PEMBROKE PARK, FL 33023

FOLIO NO.: 5142 30 AA 0510

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b); 5-105; 5-17 and 5-2(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b); 5-105; 5-17 and 5-2(b) WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 19th day of April 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 350.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 19th day of April 2023.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Amended Final Order on this 21 day of April, 2023.


Nazly Cardona
Code Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

NATIONDOM INC

**5100 SW 41 ST, PEMBROKE PARK, FL
33023 307**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

6185

Date:

04/14/2023

Property Owner:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Description:

514230AA0510

Certified Mail #:

Legal Description:

CONDADO REAL CONDO UNIT 307 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 307

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 4/14/23

Phone: (786) 556-4241

Email: nikitaafine@gmail.com

Property Address: 5100 SW 41 St #307, Pembroke Park 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Nikita Nestscheret (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 10185 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the April 19, 2023 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 10/6/22 imposing the fine of \$ 250.00 per day for violation(s) of the Town's Code of Ordinances:

Water heater w/o permit, A/C w/o permit, kitchen cabinets w/o permit

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Nikita Nestscheret
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 14 day of April, 20 23.

Notary
My Commission expires _____



ROBERT LISMAN
Commission # HH 092419
Expires March 20, 2025
Bonded Thru Budget Notary Services

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6185
Petitioner,)
)
vs.)
)
NATIONDOM INC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 25, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 5100 SW 41 ST #307, PEMBROKE PARK, FL 33023

PROPERTY OWNER: NATIONDOM INC

FOLIO NO.: 5142 30 AA 0510

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b); 5-105; 5-17 and 5-2(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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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) 5-13(a)(b); 5-105; 5-17 and 5-2(b) **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 25th day of January 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 25th day of January 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No _____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 27 day of January, 2023.

Nazly Dayana A.

Nazly Cardona

Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
NATIONDOM INC	9559 COLLINS AVE #703 SURFSIDE, FL 33154	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307

Folio
514230AA0510

Legal Description

Case Status Open	Case # 6185	Date Next Inspection 1/25/2023
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Notes

1. Installed new water heater without a permit. Obtain plans, permit and inspections.
2. Installed new a/c unit without a permit. Obtain plans, permit and inspections.
3. Damaged ceiling. Remove all mold and damaged section of ceiling and repair according to the Florida Building Code.
4. Exterior maintenance of balcony is required (i.e. pressure wash, paint, treatment, repair, etc.)
5. Exterior roof requires maintenance to assess damage causing leak. Repair roof to prevent leaks according to the Florida Build Code.
6. Installed new kitchen cabinets without a permit. Obtain plans, permit and inspections.
7. Expose light bulbs in kitchen area. Cover exposed light bulbs.

Double permit fee assessed.

No Permit

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/27/2021		Notice of Violation	Regular Mail
10/6/2022		Affidavit of Non-Compliance	Certified Mail
10/6/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/19/2022	10/19/2022	Final Order	Certified Mail
1/9/2023	1/25/2023	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail 1/13/23 1/11/23

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 1/25/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 1/25/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$8,750.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$8,850.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$8,850.00

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
NATIONDOM INC) CASE NO. 6185
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41 ST #307, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5100 SW 41 ST #307, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NATIONDOM INC AT 10:09 A.M. ON THE 13TH DAY OF JANUARY 2023.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

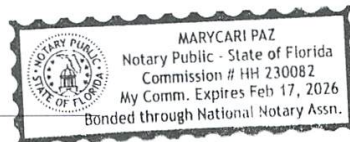
AFFIANT

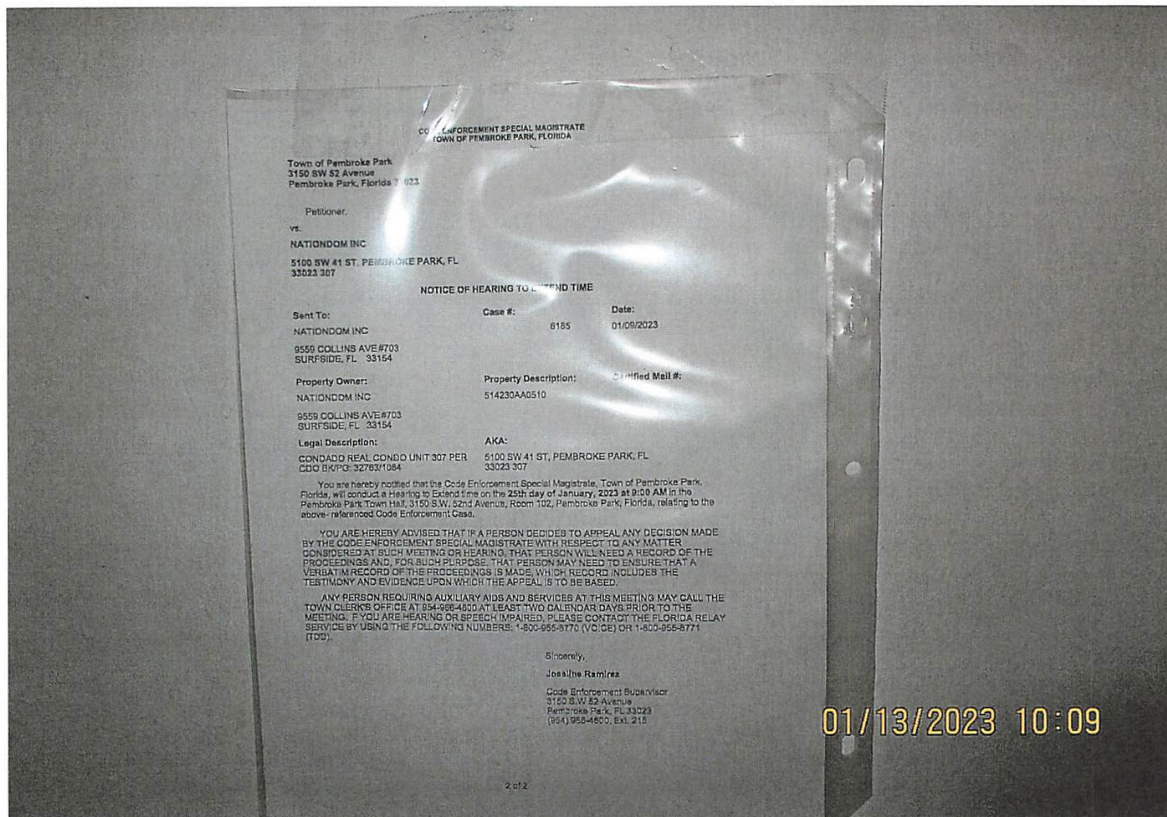
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

NATIONDOM INC

**5100 SW 41 ST, PEMBROKE PARK, FL
33023 307**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
NATIONDOM INC	6185	01/09/2023
9559 COLLINS AVE #703 SURFSIDE, FL 33154		
Property Owner:	Property Description:	Certified Mail #:
NATIONDOM INC	514230AA0510	
9559 COLLINS AVE #703 SURFSIDE, FL 33154		
Legal Description:	AKA:	
CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **25th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12/9/22

Phone: (786) 556-4241

Email: Nikitaaafilm@gmail.com

Property Address: 5100 SW 41 St #307, Pembroke Park, FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Nikita Nestscheret (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 0185 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the January 18, 2023 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 10/6/22 imposing the fine of \$ 250.00 per day for violation(s) of the Town's Code of Ordinances: water heater w/o permit, A/C w/o permit, damaged ceiling, exterior balcony and roof maintenance, kitchen cabinets w/o permit, exposed light bulbs in kitchen

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Nikita Nestscheret
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 12 day of DECEMBER, 20 22.

[Signature]
Notary
My Commission expires _____



ROBERT LISMAN
Commission # HH 032419
Expires March 20, 2025
Bonded Thru Budget Notary Services



ROBERT LISMAN
Commission # HH 032419
Expires March 20, 2025
Bonded Thru Budget Notary Services

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6185
Petitioner,)
)
vs.)
)
)
NATIONDOM INC
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 5100 SW 41 STREET #307, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: NATIONDOM INC

FOLIO NO.: 5142 30 AA 0510

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b); 5-105; 5-17 and 5-2(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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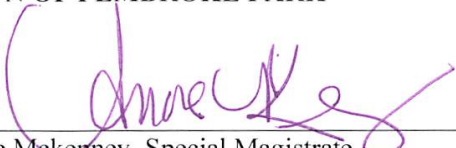
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b); 5-105; 5-17 and 5-2(b) WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 19th day of October 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of October 2022.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of OCT., 2022.


Nazly Cardona

Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7020 0090 0001 3495 9041

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

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

OFFICIAL USE

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

Postage
 \$ **8.06**

Total Postage and Fee

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2010

NATIONDOM INC NESTSCHERET,
 NIKITA
 NOH #6185
 9559 COLLINS AVE #703 SURFSIDE
 FL 33154

Postmark
 Here

7020 0090 0001 3495 9034

U.S. Postal Service™
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.06**

Total Postage and Fee

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2010

NATIONDOM INC
 NOH #6185
 5100 SW 41 STREET #307,
 PEMBROKE PARK FL 33023

Postmark
 Here

7020 0640 0000 5918 8013

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

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

Postage
 \$ **7.82**

Total Postage and Fee

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2010

NATIONDOM INC
 NIKITA NESTSCHERET
 HET #6185
 9559 COLLINS AVE #703
 SURFSIDE FL 33154

Postmark
 Here

7020 0640 0000 5918 8006

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

Postage
 \$ **7.82**

Total Postage and Fee

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2010

NATIONDOM INC
 HET #6185
 5100 SW 41 STREET #307,
 PEMBROKE PARK FL 33023

Postmark
 Here

7022 2410 0002 7328 9261

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

OFFICIAL USE

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

Postage
 \$ **7.82**

Total Postage and Fee

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2010

NATIONDOM INC
 AFO #6185
 5100 SW 41 STREET #307,
 PEMBROKE PARK FL 33023

Postmark
 Here

7022 2410 0002 7328 9278

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

OFFICIAL USE

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

Postage
 \$ **7.82**

Total Postage and Fee

\$

Sent To

Street and Apt. No., or

City, State, ZIP+4®

PS Form 3800, April 2010

NATIONDOM INC
 NIKITA NESTSCHERET
 AFO #6185
 9559 COLLINS AVE #703
 SURFSIDE FL 33154

Postmark
 Here

7020 0090 0001 3495 9492

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$ 7.82

Total Postage and

\$

Sent To

Street and Apt. #

City, State, ZIP+4®

PS Form 3800, A

NATIONDOM INC NESTSCHERET,
 NIKITA
 FO #6185
 9559 COLLINS AVE #703 SURFSIDE
 FL 33154

Postmark
 Here

7020 0090 0001 3495 9485

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$ 7.82

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

NATIONDOM INC LYWOOD
 FO #6185
 5100 SW 41 STREET #307,
 PEMBROKE PARK FL 33023

Postmark
 Here

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

NATIONDOM INC NESTSCHERET,
 NIKITA
 NOH #6185
 9559 COLLINS AVE #703 SURFSIDE
 FL 33154



9590 9402 6921 1104 9674 53

2. Article Number (Transfer from service label)

7020 0090 0001 3495 9041

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

Hasler

FIRST CLASS MAIL

08/27/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

6185

Property Owner:

Property Dr:

TOWN OF PEMBROKE PARK

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

Hasler

FIRST CLASS MAIL

08/27/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Nationdom INC
N.O.V. #6185
5100 SW 41ST, Unit 307
Pembroke Park, FL, 33023



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
NATIONDOM INC.

Filing Information

Document Number	P10000078831
FEI/EIN Number	N/A
Date Filed	09/28/2010
Effective Date	09/27/2010
State	FL
Status	ACTIVE

Principal Address

9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Changed: 04/29/2016

Mailing Address

9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Changed: 04/29/2016

Registered Agent Name & Address

nestscheret, nikita
9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Name Changed: 01/02/2015

Address Changed: 04/29/2016

Officer/Director Detail

Name & Address

Title P

nestscheret, nikita

9559 COLLINS AVE, SUITE 703
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2019	04/29/2019
2020	06/08/2020
2021	04/30/2021

Document Images

04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/28/2018 -- ANNUAL REPORT	View image in PDF format
04/29/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
01/02/2015 -- ANNUAL REPORT	View image in PDF format
01/15/2014 -- ANNUAL REPORT	View image in PDF format
03/19/2013 -- ANNUAL REPORT	View image in PDF format
01/18/2012 -- ANNUAL REPORT	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
09/28/2010 -- Domestic Profit	View image in PDF format



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #307, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0510
Property Owner	NATIONDOM INC	Millage	0613
Mailing Address	9559 COLLINS AVE #703 SURFSIDE FL 33154	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$8,060	\$72,560	\$80,620	\$76,950	
2020	\$7,400	\$66,600	\$74,000	\$69,960	\$1,536.14
2019	\$6,870	\$61,840	\$68,710	\$63,600	\$1,423.08

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$80,620	\$80,620	\$80,620	\$80,620
Portability	0	0	0	0
Assessed/SOH	\$76,950	\$80,620	\$76,950	\$76,950
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	\$76,950	\$80,620	\$76,950	\$76,950

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/26/2013	QCD-T	\$100	111587681			
9/19/2012	QCD-T	\$100	49863 / 693			
7/28/2010	SWD-Q-DS	\$25,500	47365 / 905			
7/29/2010	ACT-T		47271 / 1509			
5/27/2010	CET	\$10,000	47146 / 880			
				Adj. Bldg. S.F.		790
				Units/Beds/Baths		1/2/2
				Eff./Act. Year Built: 1974/1973		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

NATIONDOM INC

CASE NO. 6185

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41 ST UNIT 307, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST UNIT 307, PEMBROKE PARK, FL 33023

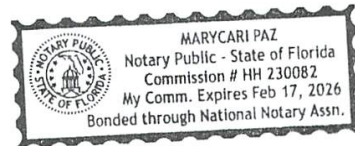
I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NATIONDOM INC AT 10:04 A.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

- () **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) **POSTING:** By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT



STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of Oct, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature _____

Personally Known	OR	Produced Identification
------------------	----	-------------------------

Type of Identification Produced



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

6185

Property Owner:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230AA0510

Legal Description:

CONDADO REAL CONDO UNIT 307 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 307

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. Installed new water heater without a permit. Obtain plans, permit and inspections.
 2. Installed new a/c unit without a permit. Obtain plans, permit and inspections.
 3. Damaged ceiling. Remove all mold and damaged section of ceiling and repair according to the Florida Building Code.
 4. Exterior maintenance of balcony is required (i.e. pressure wash, paint, treatment, repair, etc.)
 5. Exterior roof requires maintenance to assess damage causing leak. Repair roof to prevent leaks according to the Florida Build Code.
 6. Installed new kitchen cabinets without a permit. Obtain plans, permit and inspections.
 7. Expose light bulbs in kitchen area. Cover exposed light bulbs.
- 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 October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

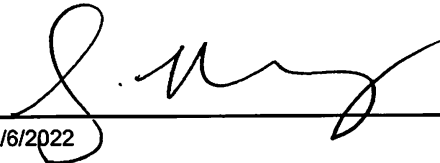
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


10/6/2022



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

6185

Petitioner,

vs.

NATIONDOM INC

5100 SW 41 ST, PEMBROKE PARK, FL
33023 307

Respondent(s)

On 10/6/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	NATIONDOM INC
Address:	9559 COLLINS AVE #703 SURFSIDE, FL 33154
Folio:	514230AA0510
Site Address:	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307
Legal Description:	CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 10/6/2022

Notes/Mean of Correction:

1. Installed new water heater without a permit. Obtain plans, permit and inspections.
 2. Installed new a/c unit without a permit. Obtain plans, permit and inspections.
 3. Damaged ceiling. Remove all mold and damaged section of ceiling and repair according to the Florida Building Code.
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- Double permit fee assessed.

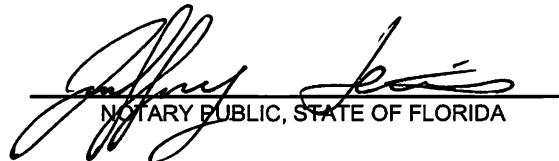
Further, Affiant sayeth naught

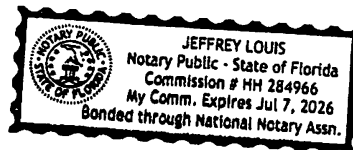

Code Enforcement Officer Signature

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/6/2022


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
NATIONDOM INC	6185	08/27/2021
9559 COLLINS AVE #703 SURFSIDE, FL 33154		
Property Owner:	Property Description:	Certified Mail #:
NATIONDOM INC	514230AA0510	
9559 COLLINS AVE #703 SURFSIDE, FL 33154		
Legal Description:	AKA:	
CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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- Double permit fee assessed.

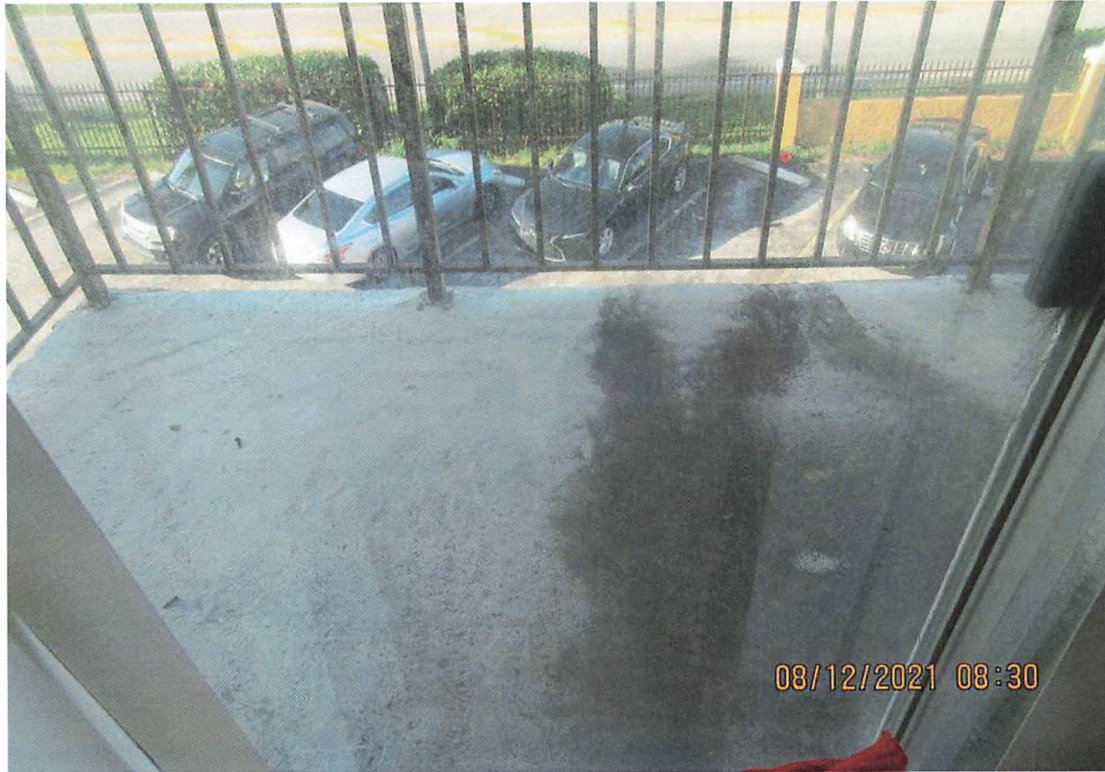
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

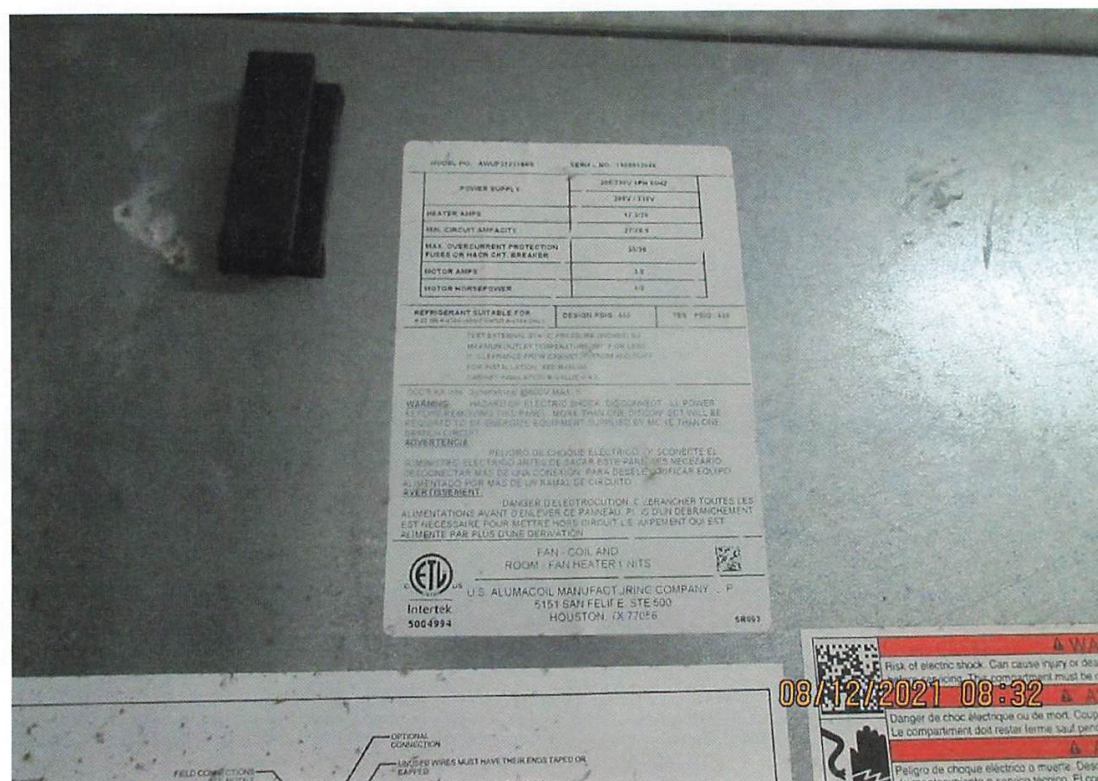
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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

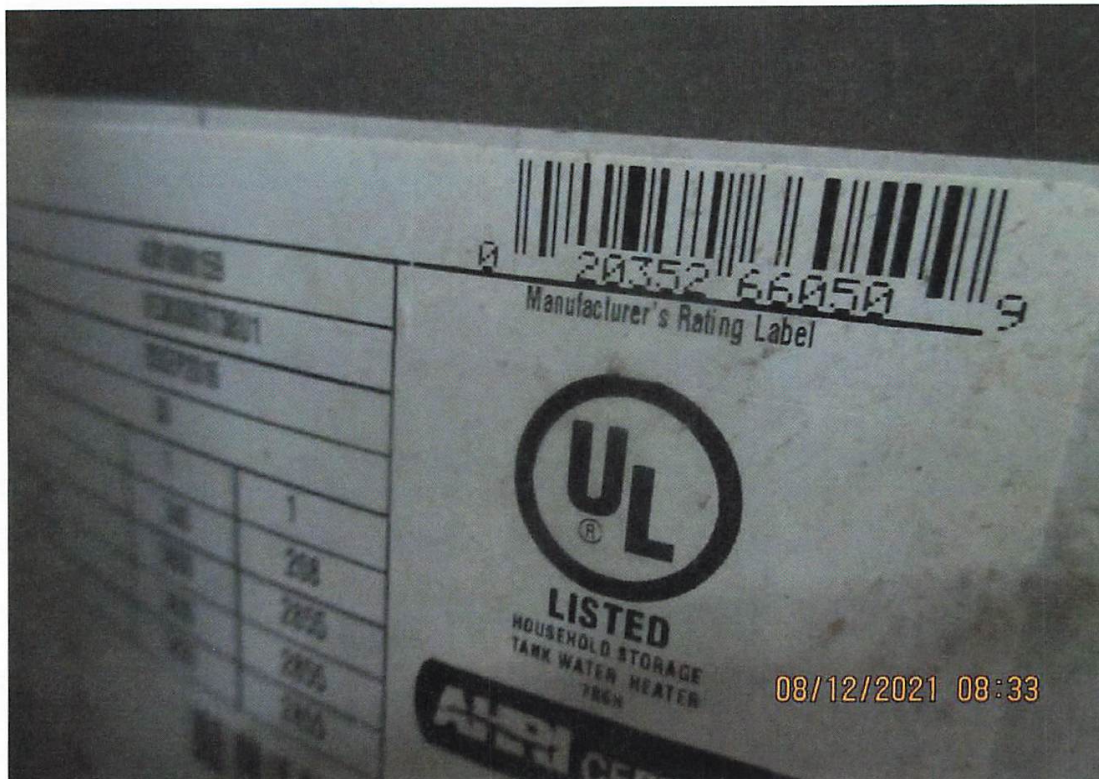
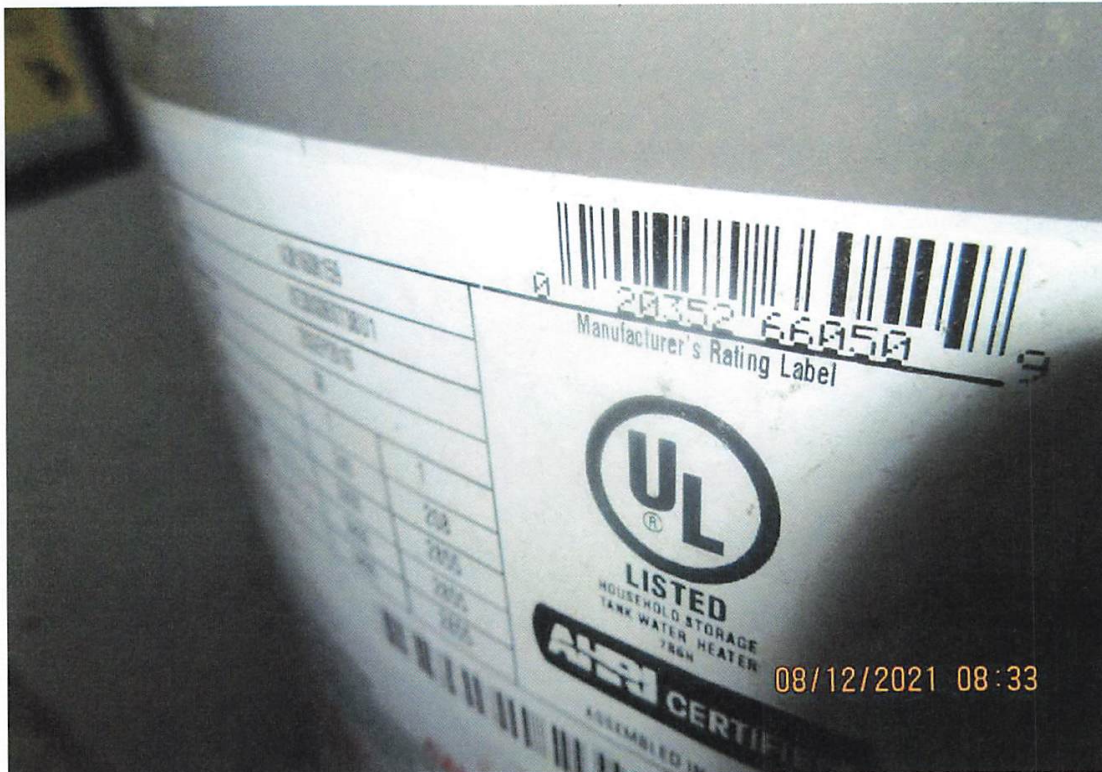

Joseline Ramirez
Chief Code Enforcement Officer

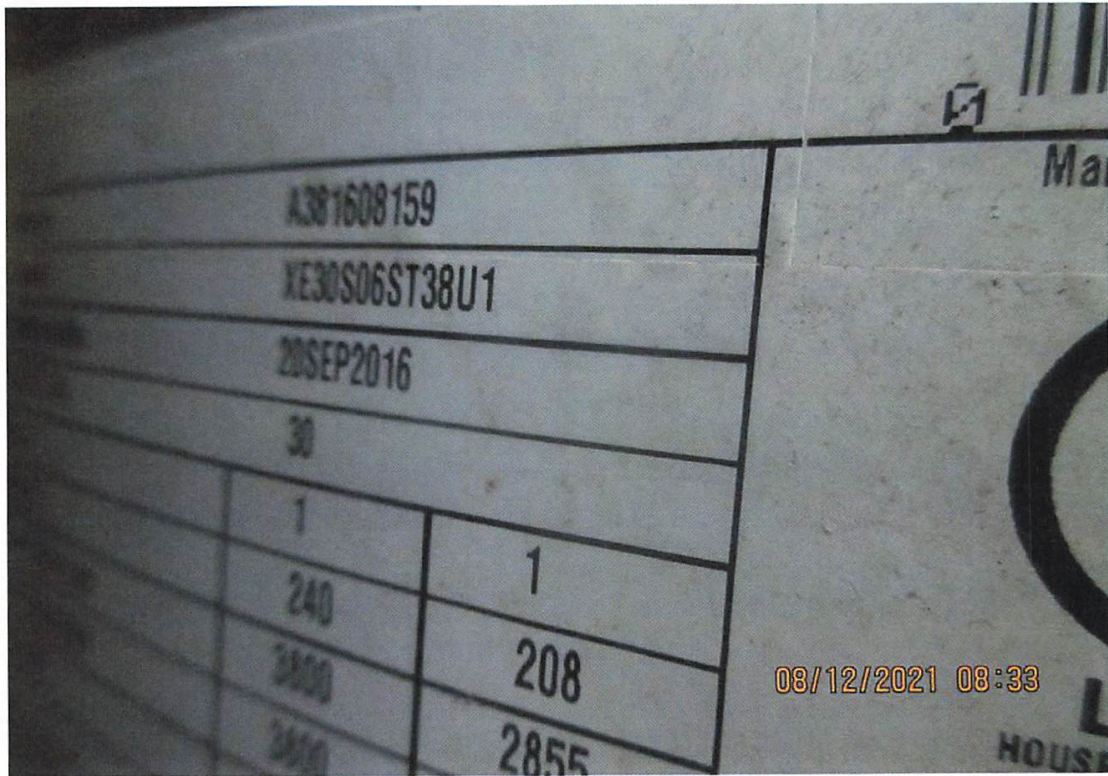


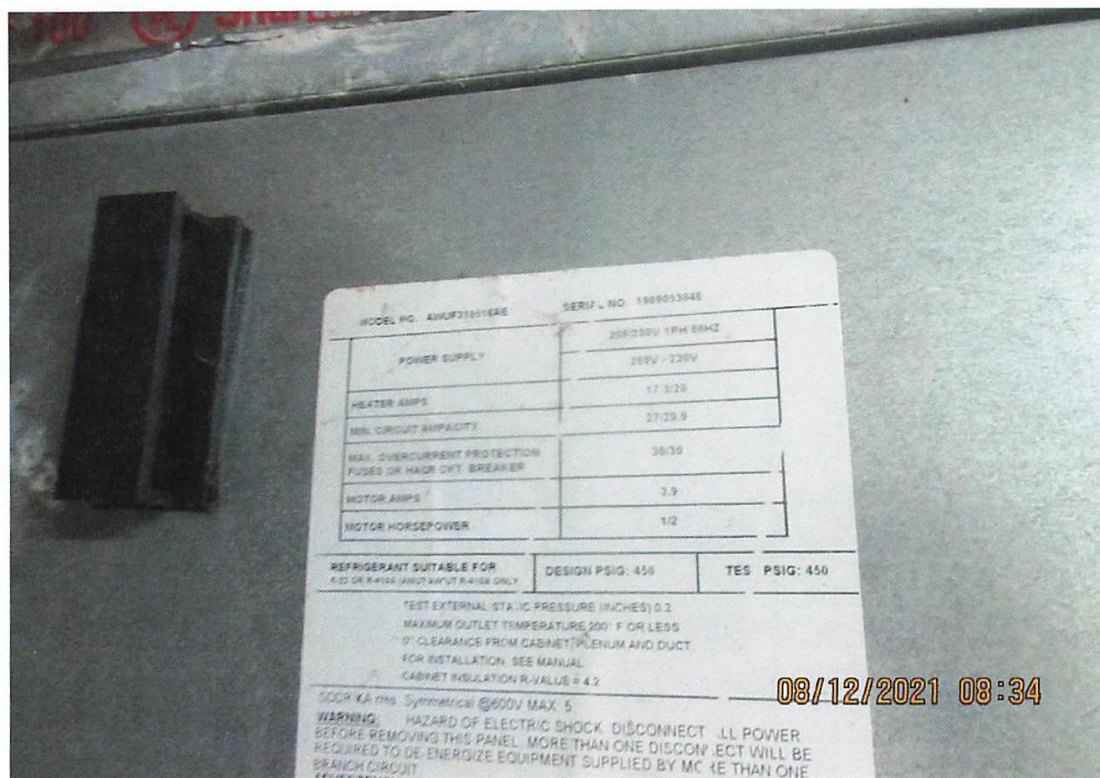
















TOWN OF PEMBROKE

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



Hasler

01/27/2023

US POSTAGE

\$007.82⁰

7022 2410 0002 7328 9278



ZIP 33023
011D10656696

NATIONDOM INC
NIKITA NESTSCHERET
AFO #6185
9559 COLLINS AVE #703
SURFSIDE FL 33154

Handwritten signature and initials

9314110001370697

UNC
33154-265778



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:

NATIONDOM INC
NIKITA NESTSCHERET
AFO #6185
9559 COLLINS AVE #703
SURFSIDE FL 33154



9590 9402 7912 2234 7768 08

2. Article Number (Transfer from service label)

7022 2410 0002 7328 9278

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



7020 0640 0000 5918 8013

Hasler

01/11/2023

US POSTAGE \$007.82⁰



ZIP 33023
011D10656696



NATIONDOM INC
NIKITA NESTSCHERET
HET #6185
9559 COLLINS AVE #703
SURFSIDE FL 33154

NIXIE

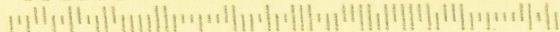
331 DE 1

0002/09/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2506-02572-11-44



.. 240022938308080

UNC
33023>5413

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

NATIONDOM INC
NITA NESTSCHERET
HE 6185
95 COLLINS AVE #703
SURFSIDE FL 33154



9590 9402 6655 1060 4523 76

2. Article Number (Transfer from service label)

7020 0640 0000 5918 8013

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail
Mail Restricted Delivery
(0)

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



7020 0090 0001 3495 9492

Hasler

10/20/2022

US POSTAGE \$007.82⁰



ZIP 33023
011D10656696



NATIONDOM INC NESTISCHEREI,

NIKITA

FO #6185

9559 COLLINS AVE #703 SURFSIDE

FL 33154

NIXIE

331 OF 1

0011/12/22

RETURN TO SENDER

UNCLAIMED

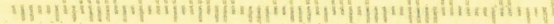
UNABLE TO FORWARD

UNC

BC: 33023541350

*0806-04895-21-47

33023541350



CERTIFIED MAIL

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

NATIONDOM INC NESTSCHERET,
 NIKITA
 FO #6185
 9559 COLLINS AVE #703 SURFSIDE
 FL 33154



9590 9402 6921 1104 9670 26

2. Article Number (Transfer from service label)

7020 0090 0001 3495 9492

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

NATIONDOM INC

**5100 SW 41 ST, PEMBROKE PARK, FL
33023 307**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

6185

Date:

04/14/2023

Property Owner:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Description:

514230AA0510

Certified Mail #:

Legal Description:

CONDADO REAL CONDO UNIT 307 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 307

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 4/14/23

Phone: (786) 556-4241

Email: nikitaafine@gmail.com

Property Address: 5100 SW 41 St #307, Pembroke Park 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Nikita Nestscheret (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 10185 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the April 19, 2023 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 10/6/22 imposing the fine of \$ 250.00 per day for violation(s) of the Town's Code of Ordinances:

Water heater w/o permit, A/C w/o permit, kitchen cabinets w/o permit

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Nikita Nestscheret
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 14 day of April, 20 23.

Notary
My Commission expires _____



ROBERT LISMAN
Commission # HH 092419
Expires March 20, 2025
Bonded Thru Budget Notary Services

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6185
Petitioner,)
)
vs.)
)
NATIONDOM INC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 25, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 5100 SW 41 ST #307, PEMBROKE PARK, FL 33023

PROPERTY OWNER: NATIONDOM INC

FOLIO NO.: 5142 30 AA 0510

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b); 5-105; 5-17 and 5-2(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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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) 5-13(a)(b); 5-105; 5-17 and 5-2(b) **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 25th day of January 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 25th day of January 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 27 day of January, 2023.

Nazly Dayana A.

Nazly Cardona

Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
NATIONDOM INC	9559 COLLINS AVE #703 SURFSIDE, FL 33154	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307

Folio
514230AA0510

Legal Description

Case Status Open	Case # 6185	Date Next Inspection 1/25/2023
-------------------------	--------------------	---------------------------------------

Notes

1. Installed new water heater without a permit. Obtain plans, permit and inspections.
2. Installed new a/c unit without a permit. Obtain plans, permit and inspections.
3. Damaged ceiling. Remove all mold and damaged section of ceiling and repair according to the Florida Building Code.
4. Exterior maintenance of balcony is required (i.e. pressure wash, paint, treatment, repair, etc.)
5. Exterior roof requires maintenance to assess damage causing leak. Repair roof to prevent leaks according to the Florida Build Code.
6. Installed new kitchen cabinets without a permit. Obtain plans, permit and inspections.
7. Expose light bulbs in kitchen area. Cover exposed light bulbs.

Double permit fee assessed.

No Permit

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/27/2021		Notice of Violation	Regular Mail
10/6/2022		Affidavit of Non-Compliance	Certified Mail
10/6/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/19/2022	10/19/2022	Final Order	Certified Mail
1/9/2023	1/25/2023	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail 1/13/23 1/11/23

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 1/25/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 1/25/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$8,750.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$8,850.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$8,850.00

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
NATIONDOM INC) CASE NO. 6185
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41 ST #307, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5100 SW 41 ST #307, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NATIONDOM INC AT 10:09 A.M. ON THE 13TH DAY OF JANUARY 2023.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

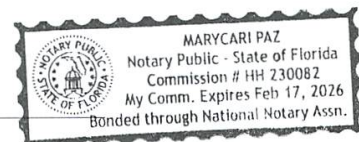
AFFIANT

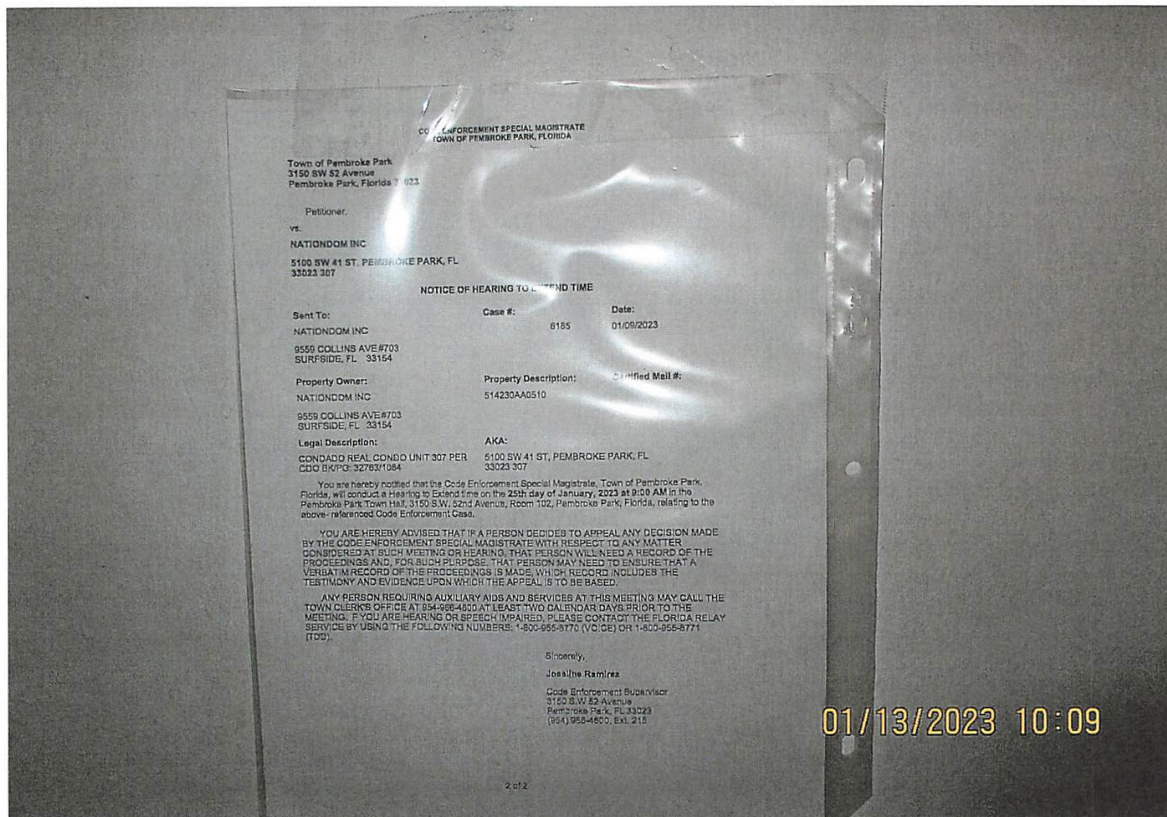
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

NATIONDOM INC

**5100 SW 41 ST, PEMBROKE PARK, FL
33023 307**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
NATIONDOM INC	6185	01/09/2023
9559 COLLINS AVE #703 SURFSIDE, FL 33154		
Property Owner:	Property Description:	Certified Mail #:
NATIONDOM INC	514230AA0510	
9559 COLLINS AVE #703 SURFSIDE, FL 33154		
Legal Description:	AKA:	
CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **25th day of January, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12/9/22

Phone: (786) 556-4241

Email: Nikitaaafilm@gmail.com

Property Address: 5100 SW 41 St #307, Pembroke Park, FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Nikita Nestscheret (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 0185 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the January 18, 2023 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 10/6/22 imposing the fine of \$ 250.00 per day for violation(s) of the Town's Code of Ordinances: water heater w/o permit, A/C w/o permit, damaged ceiling, exterior balcony and roof maintenance, kitchen cabinets w/o permit, exposed light bulbs in kitchen

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Nikita Nestscheret
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 12 day of DECEMBER, 20 22.

[Signature]
Notary
My Commission expires _____



ROBERT LISMAN
Commission # HH 092419
Expires March 20, 2025
Bonded Thru Budget Notary Services



ROBERT LISMAN
Commission # HH 092419
Expires March 20, 2025
Bonded Thru Budget Notary Services

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6185
Petitioner,)
)
vs.)
)
)
NATIONDOM INC)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 5100 SW 41 STREET #307, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: NATIONDOM INC

FOLIO NO.: 5142 30 AA 0510

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b); 5-105; 5-17 and 5-2(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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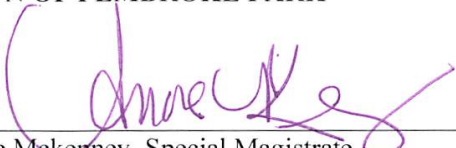
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b); 5-105; 5-17 and 5-2(b) WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 19th day of October 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of October 2022.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of OCT., 2022.


Nazly Cardona

Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7020 0090 0001 3495 9041

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☐ Adult Signature Restricted Delivery \$

Postage \$
8.06
 Total Postage and Fee \$

Sent To

Street and Apt. No.

City, State, ZIP+4®

NATIONDOM INC NESTSCHERET,
 NIKITA
 NOH #6185
 9559 COLLINS AVE #703 SURFSIDE
 FL 33154

PS Form 3800, April 2019

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City, State, ZIP+4®

NATIONDOM INC
 NOH #6185
 5100 SW 41 STREET #307,
 PEMBROKE PARK FL 33023

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☐ Adult Signature Restricted Delivery \$

Postage \$
7.82
 Total Postage and Fee \$

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Street and Apt. No.

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NATIONDOM INC
 NIKITA NESTSCHERET
 HET #6185
 9559 COLLINS AVE #703
 SURFSIDE FL 33154

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

Postage \$
7.82
 Total Postage and Fee \$

Sent To

Street and Apt. No.

City, State, ZIP+4®

NATIONDOM INC
 HET #6185
 5100 SW 41 STREET #307,
 PEMBROKE PARK FL 33023

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

Postage \$
7.82
 Total Postage and Fee \$

Sent To

Street and Apt. No.

City, State, ZIP+4®

NATIONDOM INC
 AFO #6185
 5100 SW 41 STREET #307,
 PEMBROKE PARK FL 33023

PS Form 3800, April 2019

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7022 2410 0002 7328 9278

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

Postage \$
7.82
 Total Postage and Fee \$

Sent To

Street and Apt. No., or

City, State, ZIP+4®

NATIONDOM INC
 NIKITA NESTSCHERET
 AFO #6185
 9559 COLLINS AVE #703
 SURFSIDE FL 33154

PS Form 3800, April 2019

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7020 0090 0001 3495 9492

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage

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Total Postage and

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Sent To

Street and Apt. #

City, State, ZIP+4®

PS Form 3800, A

NATIONDOM INC NESTSCHERET,
 NIKITA
 FO #6185
 9559 COLLINS AVE #703 SURFSIDE
 FL 33154

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7020 0090 0001 3495 9485

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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$ 7.82

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

NATIONDOM INC LYWOOD
 FO #6185
 5100 SW 41 STREET #307,
 PEMBROKE PARK FL 33023

Postmark
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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

NATIONDOM INC NESTSCHERET,
 NIKITA
 NOH #6185
 9559 COLLINS AVE #703 SURFSIDE
 FL 33154



9590 9402 6921 1104 9674 53

2. Article Number (Transfer from service label)

7020 0090 0001 3495 9041

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X. [Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

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

Mail Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

Hasler

FIRST CLASS MAIL

08/27/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

6185

Property Owner:

Property Dr:

TOWN OF PEMBROKE PARK

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

Hasler

FIRST CLASS MAIL

08/27/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Nationdom INC
N.O.V. #6185
5100 SW 41ST, Unit 307
Pembroke Park, FL, 33023



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
NATIONDOM INC.

Filing Information

Document Number	P10000078831
FEI/EIN Number	N/A
Date Filed	09/28/2010
Effective Date	09/27/2010
State	FL
Status	ACTIVE

Principal Address

9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Changed: 04/29/2016

Mailing Address

9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Changed: 04/29/2016

Registered Agent Name & Address

nestscheret, nikita
9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Name Changed: 01/02/2015

Address Changed: 04/29/2016

Officer/Director Detail

Name & Address

Title P

nestscheret, nikita

9559 COLLINS AVE, SUITE 703
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2019	04/29/2019
2020	06/08/2020
2021	04/30/2021

Document Images

04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/28/2018 -- ANNUAL REPORT	View image in PDF format
04/29/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
01/02/2015 -- ANNUAL REPORT	View image in PDF format
01/15/2014 -- ANNUAL REPORT	View image in PDF format
03/19/2013 -- ANNUAL REPORT	View image in PDF format
01/18/2012 -- ANNUAL REPORT	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
09/28/2010 -- Domestic Profit	View image in PDF format



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #307, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0510
Property Owner	NATIONDOM INC	Millage	0613
Mailing Address	9559 COLLINS AVE #703 SURFSIDE FL 33154	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$8,060	\$72,560	\$80,620	\$76,950	
2020	\$7,400	\$66,600	\$74,000	\$69,960	\$1,536.14
2019	\$6,870	\$61,840	\$68,710	\$63,600	\$1,423.08

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$80,620	\$80,620	\$80,620	\$80,620
Portability	0	0	0	0
Assessed/SOH	\$76,950	\$80,620	\$76,950	\$76,950
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	\$76,950	\$80,620	\$76,950	\$76,950

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/26/2013	QCD-T	\$100	111587681			
9/19/2012	QCD-T	\$100	49863 / 693			
7/28/2010	SWD-Q-DS	\$25,500	47365 / 905			
7/29/2010	ACT-T		47271 / 1509			
5/27/2010	CET	\$10,000	47146 / 880			
				Adj. Bldg. S.F.		790
				Units/Beds/Baths		1/2/2
				Eff./Act. Year Built: 1974/1973		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

NATIONDOM INC

CASE NO. 6185

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41 ST UNIT 307, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST UNIT 307, PEMBROKE PARK, FL 33023

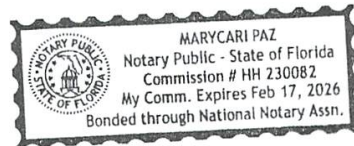
I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NATIONDOM INC AT 10:04 A.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

- () **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) **POSTING:** By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT



STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of Oct, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature _____

Personally Known	OR	Produced Identification
------------------	----	-------------------------

Type of Identification Produced




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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
10/08/2022

Sent To:
NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:
6185

Property Owner:
NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154

Certified Mail #:

Property Description:
514230AA0510

Legal Description:
CONDADO REAL CONDO UNIT 307 PER
CDO BK/PG: 32763/1084

AKA:
5100 SW 41 ST, PEMBROKE PARK, FL
33023 307

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 8/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (A) - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color and shall be themselves 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 exceptions and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, terrace and driveway, roof and all other exterior surfaces shall be free of holes, cracks, breaks, leaks or rot and be free of any condition that would allow rain or moisture to enter the interior portions of the walls or to the interior surfaces of the roofings, foundations, accessory structures or any other building or	30

10/07/2022 10:04



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

6185

Property Owner:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230AA0510

Legal Description:

CONDADO REAL CONDO UNIT 307 PER
CDO BK/PG: 32763/1084

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33023 307

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BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. Installed new water heater without a permit. Obtain plans, permit and inspections.
 2. Installed new a/c unit without a permit. Obtain plans, permit and inspections.
 3. Damaged ceiling. Remove all mold and damaged section of ceiling and repair according to the Florida Building Code.
 4. Exterior maintenance of balcony is required (i.e. pressure wash, paint, treatment, repair, etc.)
 5. Exterior roof requires maintenance to assess damage causing leak. Repair roof to prevent leaks according to the Florida Build Code.
 6. Installed new kitchen cabinets without a permit. Obtain plans, permit and inspections.
 7. Expose light bulbs in kitchen area. Cover exposed light bulbs.
- 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 October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


10/6/2022



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

6185

Petitioner,

vs.

NATIONDOM INC

5100 SW 41 ST, PEMBROKE PARK, FL
33023 307

Respondent(s)

On 10/6/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	NATIONDOM INC
Address:	9559 COLLINS AVE #703 SURFSIDE, FL 33154
Folio:	514230AA0510
Site Address:	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307
Legal Description:	CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 10/6/2022

Notes/Mean of Correction:

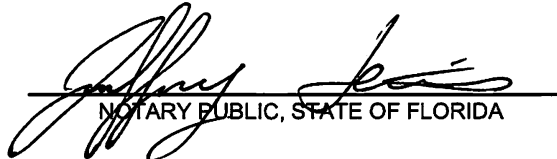
1. Installed new water heater without a permit. Obtain plans, permit and inspections.
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 3. Damaged ceiling. Remove all mold and damaged section of ceiling and repair according to the Florida Building Code.
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 7. Expose light bulbs in kitchen area. Cover exposed light bulbs.
- Double permit fee assessed.

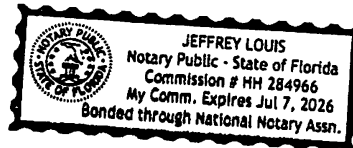
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/6/2022


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
NATIONDOM INC	6185	08/27/2021
9559 COLLINS AVE #703 SURFSIDE, FL 33154		
Property Owner:	Property Description:	Certified Mail #:
NATIONDOM INC	514230AA0510	
9559 COLLINS AVE #703 SURFSIDE, FL 33154		
Legal Description:	AKA:	
CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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Notes/Mean of Correction:

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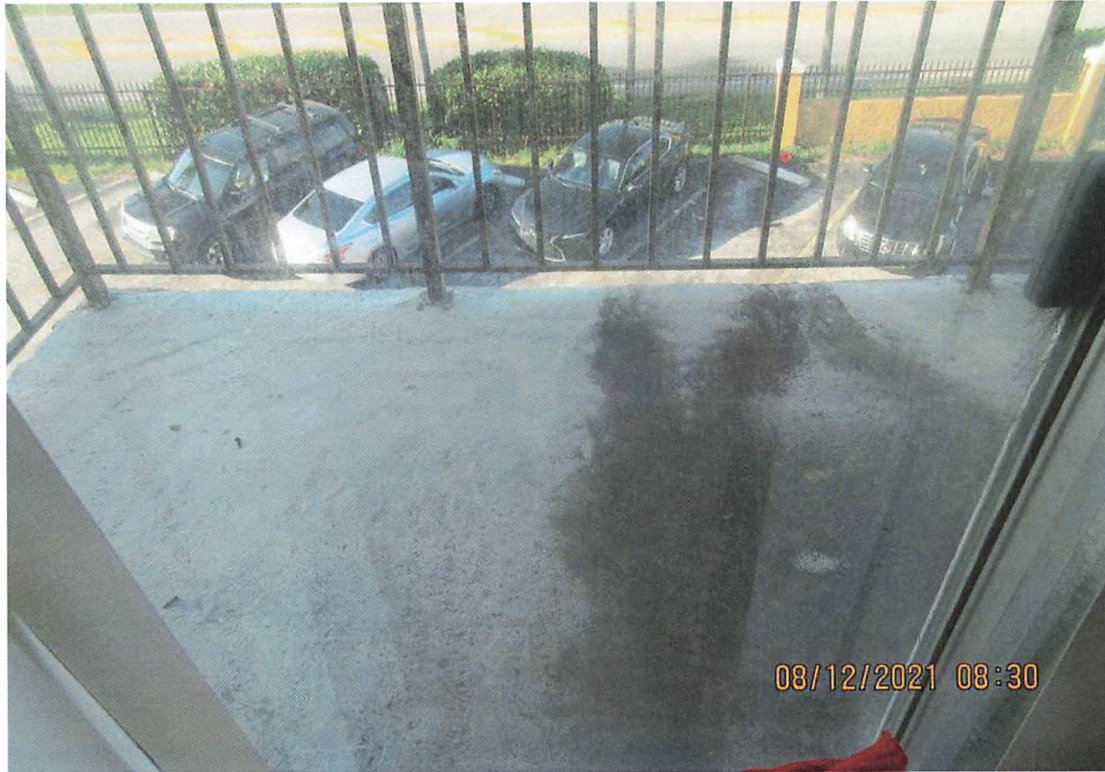
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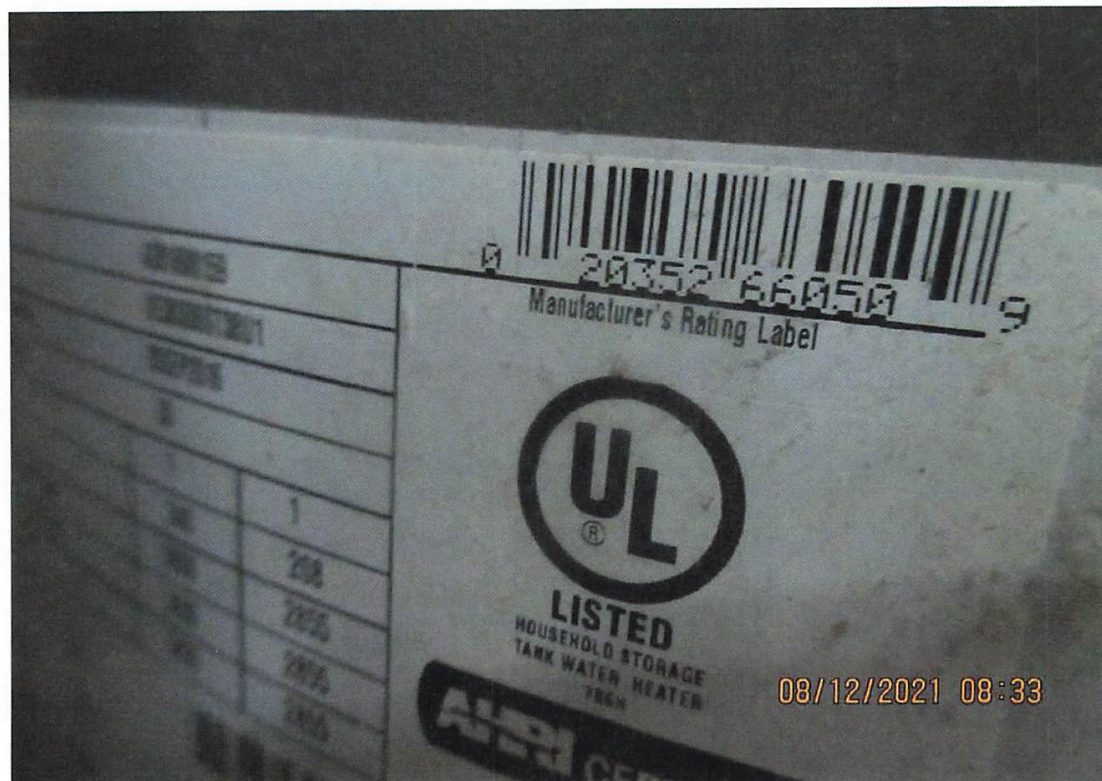
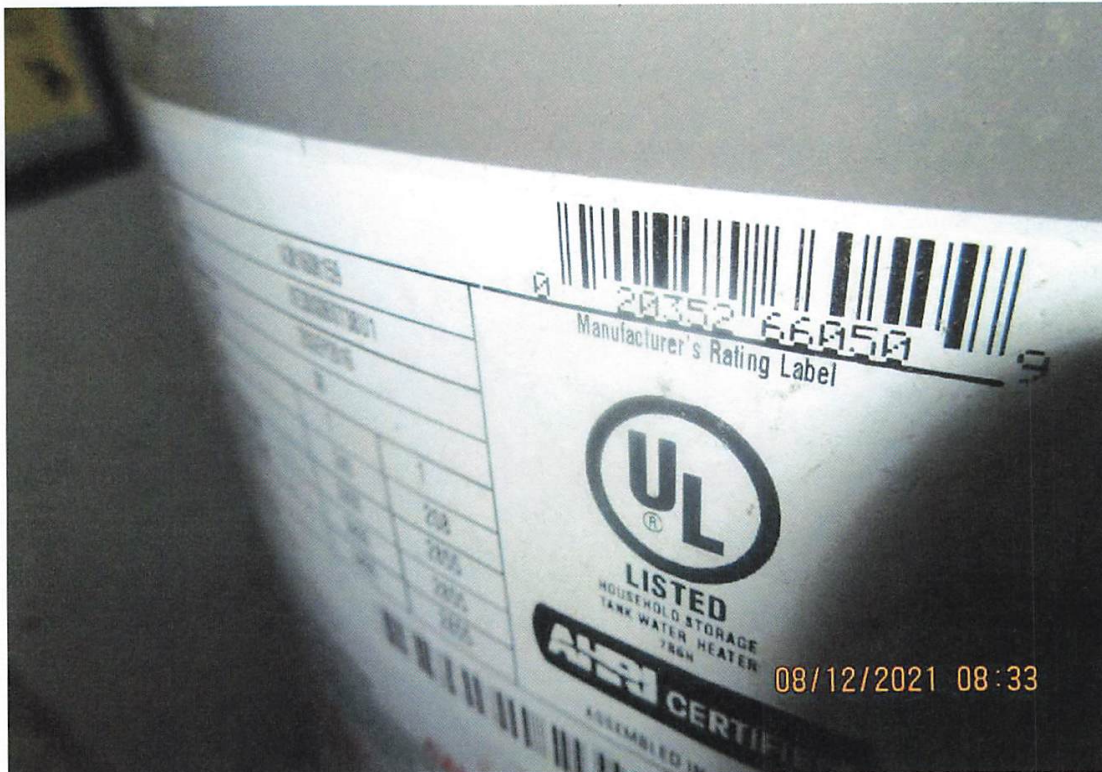

Joseline Ramirez
Chief Code Enforcement Officer

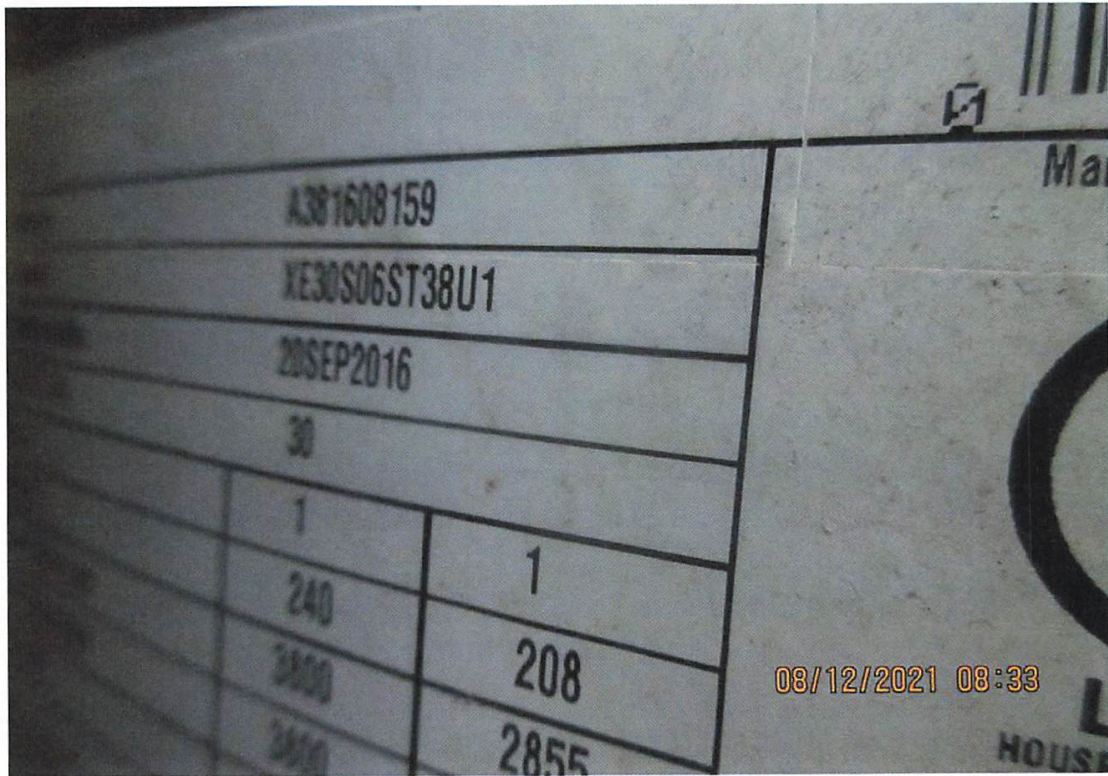


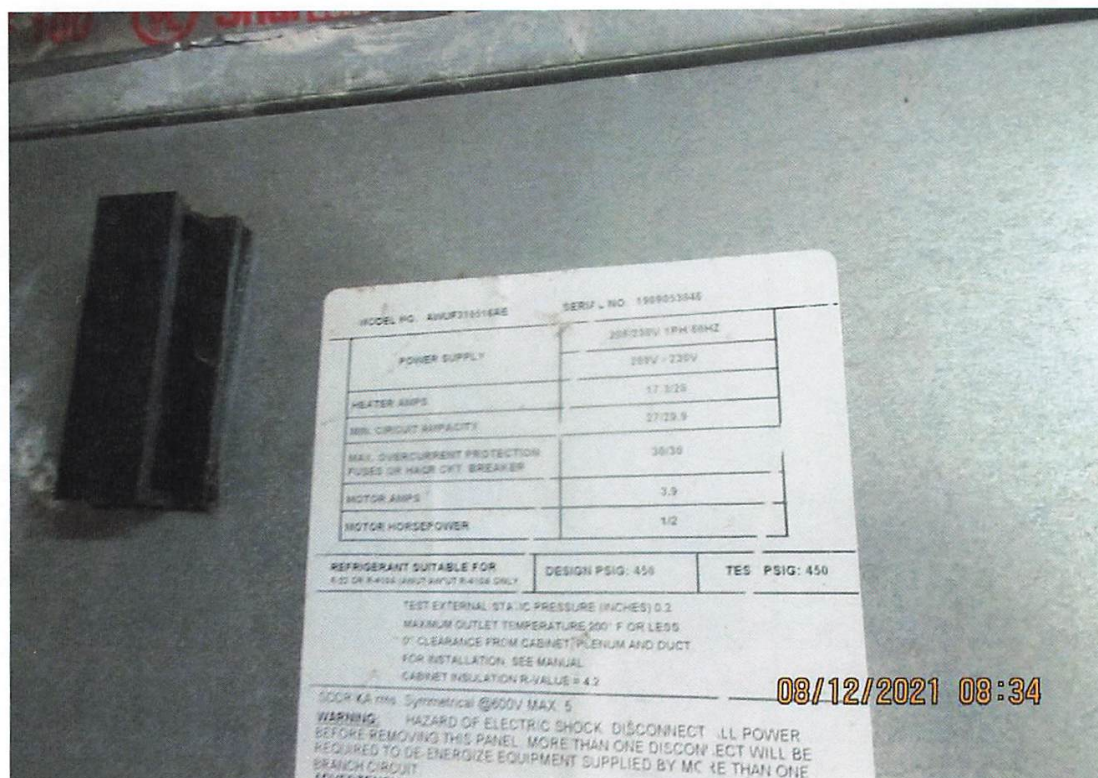
















TOWN OF PEMBROKE

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



Hasler

01/27/2023

US POSTAGE \$007.82⁰

7022 2410 0002 7328 9278



ZIP 33023
011D10656696

NATIONDOM INC
NIKITA NESTSCHERET
AFO #6185
9559 COLLINS AVE #703
SURFSIDE FL 33154

Handwritten signature and initials

9314110001370697

UNC
33154-265778



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:

NATIONDOM INC
NIKITA NESTSCHERET
AFO #6185
9559 COLLINS AVE #703
SURFSIDE FL 33154



9590 9402 7912 2234 7768 08

2. Article Number (Transfer from service label)

7022 2410 0002 7328 9278

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



7020 0640 0000 5918 8013

Hasler

01/11/2023

US POSTAGE \$007.82⁰



ZIP 33023
011D10656696

(Handwritten signature)
1/13

NATIONDOM INC
NIKITA NESTSCHERET
HET #6185
9559 COLLINS AVE #703
SURFSIDE FL 33154

NIXIE

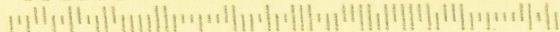
331 DE 1

0002/09/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2506-02572-11-44



.. 240022938308080

UNC
33023>5413

CERTIFIED MAIL[®]
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

NATIONDOM INC
NITA NESTSCHERET
HE 6185
95 COLLINS AVE #703
SURFSIDE FL 33154



9590 9402 6655 1060 4523 76

2. Article Number (Transfer from service label)

7020 0640 0000 5918 8013

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express [®] |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail [™] |
| ☒ Certified Mail [®] | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation [™] |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |

Mail
Mail Restricted Delivery
(0)

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



7020 0090 0001 3495 9492

Hasler

10/20/2022

US POSTAGE \$007.82⁰



ZIP 33023
011D10656696



NATIONDOM INC NESTISCHEREI,

NIKITA

FO #6185

9559 COLLINS AVE #703 SURFSIDE

FL 33154

NIXIE 331 DE 1 0011/12/22

RETURN TO SENDER

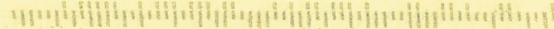
UNCLAIMED

UNABLE TO FORWARD

UNC

BC: 33023541350 *0806-04895-21-47

33023541350



CERTIFIED MAIL

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

NATIONDOM INC NESTSCHERET,
 NIKITA
 FO #6185
 9559 COLLINS AVE #703 SURFSIDE
 FL 33154



9590 9402 6921 1104 9670 26

2. Article Number (Transfer from service label)

7020 0090 0001 3495 9492

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
PLINIO CAJINA	2318 CHARLES ROAD PEMBROKE PARK, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2318

Folio

514220030020

Legal Description

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

Case Status	Open	Case #	7003	Date Next Inspection	8/21/2024
-------------	------	--------	------	----------------------	-----------

Notes
1. Installed addition without a permit. Obtain plans for permit and inspections. 2. Installed shed without a permit. Obtain plans for permit and inspections. 3. Installed a slab without a permit. Obtain plans for permit and inspections. 4. Installed steps without a permit. Obtain plans for permit and inspections. 5. Installed cameras without a permit. Obtain plans for permit and inspections. 6. Exterior maintenance required. Pressure wash mobile home and common areas. Double permit fee assessed Contact the Building Dept at 954-966-4600, ext. 182 to obtain permits. Applied for amnesty as of 05/27/2022

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/29/2022		Notice of Violation	Posted to Property
8/28/2023		Affidavit of Non-Compliance	Certified Mail
8/28/2023	9/20/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/20/2023	9/20/2023	Final Order	Certified Mail
7/23/2024		Affidavit of Non-Compliance	Certified Mail
7/23/2024	8/21/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/28/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 8/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/21/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$24,000.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$24,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$24,100.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PLINIO CAJINA) CASE NO. 7003
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PLINIO CAJINA

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

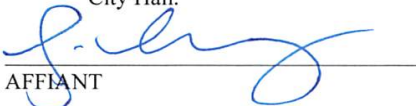
ADDRESS: 2318 CHARLES ROAD PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PLINIO CAJINA AT 10:09 A.M. ON THE 07
DAY OF AUGUST 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

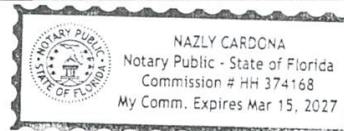

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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





July 26, 2024

Notice of Rejected Service of Process – Log# 546960220

Agent Served: C T Corporation
Party Served: PLINIO CAJINA
Jurisdiction Served: Florida
Date of Service: July 25, 2024
Title of Action: Town of Pembroke Park vs. PLINIO CAJINA
Case No. 7003

Dear Sir/Madam:

We have received documents from you in the above-referenced matter, but we are not able to forward the documents to any party due to the reason indicated below.

☒ Not Agent: According to our records and/or the records of the Secretary of State, we are not the registered agent for the party you are attempting to serve.

☐ Documents Do Not Correctly Identify the Intended Recipient: The name of the party that you are trying to serve appears to be incomplete and/or there are other errors in how you have identified the party that you are trying to serve. Our company is the registered agent for service of process for hundreds of thousands of entities, and because of your errors in identifying the party that you are trying to serve, we are unable to determine the identity of the party that you are attempting to serve.

☐ Inactive Entity: The entity that you are attempting to serve is either discontinued on our records and/or inactive with the Secretary of State. Accordingly, we no longer have any active agreement with the entity to operate as its registered agent for service of process, and we no longer have current delivery instructions on file.

To be clear, for the aforementioned reason(s), we have not been able to forward the documents that you are attempting to serve to any party. We are writing this letter to you so that you can take action to address the problems that we have identified. If you do not correct the errors identified herein, the party you are trying to serve will not receive notice of these documents.

Please email SOPInquiries@wolterskluwer.com if you believe that you have received this letter in error or if you need further assistance.

(Returned To)

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

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: July 31, 2024
INVOICE #
FOR: 435

Case #7003
PLINIO CAJINA
2318 CHARLES RD,
PEMBROKE PARK, FL 33009

Bill To:
PLINIO CAJINA
2318 CHARLES RD,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a); 5-105 and 5-17.		
	Final Order 09/20/2023		
1	Admin Fee	\$ 100.00	\$ 100.00
246	Day(s) of Per Diem from (12/19/2023 - 08/21/2024)	\$ 100.00	\$ 24,600.00
Balance			\$ 24,700.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

Identification Number: LFLSP1AG417012431 Year: 1987 Make: SAND Body: HS WT-L-BHP: 52 Vessel Regs. No.: Title Number: 44118977
Registered Owner: Date of Issue: 12/04/2014

PLINIO D CAJINA OR
MANUELA MONTALVO
2318 CHARLES RD
HALLANDALE BEACH FL 33009-3025

Lien Release
Interest in the described vehicle is hereby released
By: _____
Title: _____
Date: _____

IMPORTANT INFORMATION

- When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
- Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
- Remove your license plate from the vehicle.
- See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: <http://www.hsmv.state.fl.us/html/titlinf.html>

Mail To:

PLINIO D CAJINA
2318 CHARLES RD
HALLANDALE BEACH FL 33009-3025



CERTIFICATE OF TITLE

Identification Number: LFLSP1AG417012431 Year: 1987 Make: SAND Body: HS WT-L-BHP: 52 Vessel Regs. No.: Title Number: 44118977
Prev. State: FL Color: UNK Primary Brand: Secondary Brand: No. of Brakes: Use: Private Prev. Issue Date: 02/20/2008
Odometer Status of Vessel Manufacturer or CH Use: Hull Material: Prop: Date of Issue: 12/04/2014

Registered Owner:
PLINIO D CAJINA OR
MANUELA MONTALVO
2318 CHARLES RD
HALLANDALE BEACH FL 33009-3025

1st Lienholder:

NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Clayton Boyd Walden
Director

Control Number: 118362159

Terry L. Rhodes
Executive Director

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in conjunction with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any lien except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:

Seller Must Enter Selling Price:

I/We state that this is ☐ 5 or ☐ 6 digit odometer now reads ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 0 (any tenths) enter, date read: _____

☒ 1 reflects ACTUAL MILEAGE

☐ 2 IN EXCESS OF ITS MECHANICAL LIMITS

☐ 3 IS NOT THE ACTUAL MILEAGE

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must

Sign Here:

Print Here:

Selling Dealer's License Number:

Address:

City:

State:

Zip:

Print Here:

CO-SELLER Must

Sign Here:

Print Here:

License Number:

Address:

City:

State:

Zip:

Print Here:

Seller Must Enter Date Sold:

and I hereby certify that to the best of my knowledge the odometer reading:

HSMV 82250 (REV. 10/12)

STATE OF FLORIDA

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PLINIO CAJINA

**2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2318**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PLINIO CAJINA	7003	07/23/2024
2318 CHARLES ROAD PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
PLINIO CAJINA	514220030020	
2318 CHARLES ROAD PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2318	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of August, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

9589 0710 5270 1605 9255 11

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

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

Postage
\$ 9.64.

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

PLINIO CAJINA
HCF #7003
2418 CHARLES RD,
PEMBROKE PARK, FL 33009

Postmark Here
JUL 23 2024
USPS HILLCREST POSTAL STORE
HOLMWOOD FL 33021

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

9589 0710 5270 1605 9255 28

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

Postage
\$ 9.64.

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

C T CORPORATION SYSTEM
HCF #7003
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Postmark Here
JUL 23 2024
USPS HILLCREST POSTAL STORE
HOLMWOOD FL 33021

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

9589 0710 5270 1605 9255 35

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OFFICIAL USE

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

Postage
\$ 9.64.

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

COBBLESTONE II BMB LLC
HCF #7003
17W220 22 ST #220
OAKBROOK TERRACE IL 60181

Postmark Here
JUL 23 2024
USPS HILLCREST POSTAL STORE
HOLMWOOD FL 33021

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

9589 0710 5270 1605 9255 42

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

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

Postage
\$ 9.64.

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

COBBLESTONE II BMB LLC
HCF #7003
2430 CHARLES ROAD,
PEMBROKE PARK FL 33009

Postmark Here
JUL 23 2024
USPS HILLCREST POSTAL STORE
HOLMWOOD FL 33021

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		RECEIVED A. Signature X JUL 25 2024 ☐ Agent ☐ Addressee	
1. Article Addressed to: CT CORPORATION SYSTEM HCF #7003 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324		B. Received by (Printed Name) CT CORPORATION C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9255 28		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- 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.		A. Signature X Elia Pesce ☐ Agent ☐ Addressee	
1. Article Addressed to: COBBLESTONE II BMB LLC HCF #7003 17W220 22 ST #220 OAKBROOK TERRACE IL 60181		B. Received by (Printed Name) C. Date of Delivery 7.26.24	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9255 35		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

7003

Petitioner,

vs.

PLINIO CAJINA

2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2318

Respondent(s)

On 7/23/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PLINIO CAJINA
Address:	2318 CHARLES ROAD PEMBROKE PARK, FL 33009
Folio:	514220030020
Site Address:	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2318
Legal Description:	HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/28/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/23/2024

Notes/Mean of Correction:

1. Installed addition without a permit. Obtain plans for permit and inspections. Screen room was existing since 2006 on Broward County property Appraiser, enclosed screen room without permits in 2016.
2. Installed shed without a permit. Obtain plans for permit and inspections. Existing since 2006 on Broward County property Appraiser, no modifications observed.
3. Installed a slab without a permit. Obtain plans for permit and inspections. Existing since 2006 on Broward County property Appraiser, no modifications observed.
4. Installed steps without a permit. Obtain plans for permit and inspections. Steps were removed without permits. Obtain permits to install new steps.
5. Installed cameras without a permit. Obtain plans for permit and inspections. No permits obtained.
6. Exterior maintenance required. Pressure wash mobile home and common areas. Corrected.

Further, Affiant sayeth naught

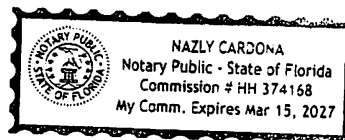
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/23/2024


NOTARY PUBLIC, STATE OF FLORIDA



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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7003
Petitioner,)
)
vs.)
)
PLINIO CAJINA)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 20th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2318 CHARLES RD, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: PLINIO CAJINA

FOLIO NO.: 5142 20 03 0020

LEGAL DESCRIPTION: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3 AND HOLLYDALE 6-37 B LOT 16 BLK 2 TOG WITH 5 FT STRIP LYING W OF W/BNDRY O SAID LOT 16 BETWEEN WLY EXT OF N & S BOUNDARIES OF SAID LOT 16

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a); 5-105 and 5-17 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 20th day of September 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 20th day of September 2023.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of September, 2023.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PLINIO CAJINA) CASE NO. 7003
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PLINIO CAJINA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2318 CHARLES RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PLINIO CAJINA AT 11:30 A.M. ON THE 08
DAY OF SEPTEMBER 2023.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

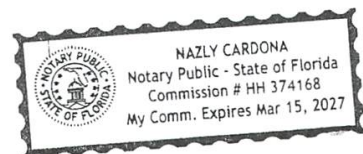
Josefine Ramirez 9/13/23
AFFIRANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of Sept., 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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



7022 2410 0001 1497 7159

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fees
 \$

Sent To
 COBBLESTONE II BMB LLC
 FO #7003
 Street and Apt. No., 17W220 22 ST #220
 City, State, ZIP+4® OAKBROOK TERRACE IL 60181

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

7022 2410 0001 1497 7135

U.S. Postal Service™
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OFFICIAL USE

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

Postage
 \$ **8.53**

Total Postage and Fees
 \$

Sent To
 COBBLESTONE II BMB LLC
 FO #7003
 Street and Apt. No., 2430 CHARLES RD,
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

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

7022 2410 0001 1497 7166

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

OFFICIAL USE

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

Postage
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Total Postage and Fees
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Sent To
 PLINIO CAJINA
 FO #7003
 Street and Apt. No., 2318 CHARLES RD,
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

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

7022 2410 0001 1497 7142

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fees
 \$

Sent To
 C T CORPORATION SYSTEM
 FO #7003
 Street and Apt. No., 1200 SOUTH PINE ISLAND ROAD
 City, State, ZIP+4® PLANTATION, FL 33324

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

NOV 7003

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

Hasler

FIRST-CLASS MAIL

07/14/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PLINIO CAJINA) CASE NO. 7003
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PLINIO CAJINA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2318 CHARLES RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PLINIO CAJINA AT 11:30 A.M. ON THE 09
DAY OF AUGUST 2023.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

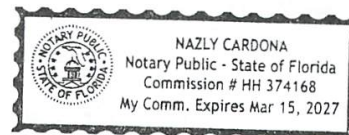
9/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of sep, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/28/2023

Sent To:

PLINIO CAJINA

2318 CHARLES ROAD
PEMBROKE PARK, FL 33009

Case #:

7003

Property Owner:

PLINIO CAJINA

2318 CHARLES ROAD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220030020

Legal Description:

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

AKA:

2430 CHARLES RD, PEMBROKE PARK,
FL 33009 #2318

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

1. Installed addition without a permit. Obtain plans for permit and inspections.
 2. Installed shed without a permit. Obtain plans for permit and inspections.
 3. Installed a slab without a permit. Obtain plans for permit and inspections.
 4. Installed steps without a permit. Obtain plans for permit and inspections.
 5. Installed cameras without a permit. Obtain plans for permit and inspections.
 6. Exterior maintenance required. Pressure wash mobile home and common areas.
- Double permit fee assessed
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permits.
Applied for amnesty as of 05/27/2022

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of September, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

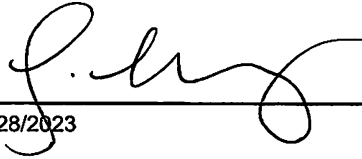
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer

A handwritten signature in black ink, appearing to read 'J. Ramirez', written over a horizontal line.

8/28/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

7003

Petitioner,

vs.

PLINIO CAJINA

2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2318

Respondent(s)

On 8/28/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

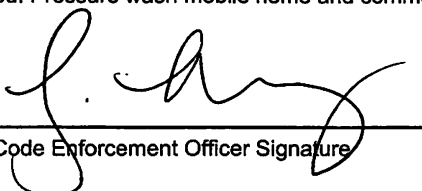
Owner Name:	PLINIO CAJINA
Address:	2318 CHARLES ROAD PEMBROKE PARK, FL 33009
Folio:	514220030020
Site Address:	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2318
Legal Description:	HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/28/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 8/28/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	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: 8/28/2023

Notes/Mean of Correction:

1. Installed addition without a permit. Obtain plans for permit and inspections. Screen room was existing since 2006 on Broward County property Appraiser, enclosed screen room without permits in 2016.
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5. Installed cameras without a permit. Obtain plans for permit and inspections. No permits obtained.
6. Exterior maintenance required. Pressure wash mobile home and common areas. Corrected.

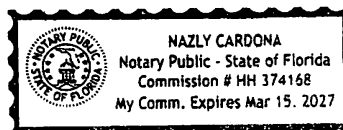
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/28/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: BAM MHC LLC/ PLINIO CAJINA
2318 CHARLES ROAD
PEMBROKE PARK, FL 33009

Case #: 7003

Date: 04/29/2022

Property Owner: BAM MHC LLC/ PLINIO CAJINA
2318 CHARLES ROAD
PEMBROKE PARK, FL 33009

Property Description: 514220030020

Certified Mail #:

Legal Description: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

AKA: 2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2318

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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 4. Installed steps without a permit. Obtain plans for permit and inspections.
 5. Installed cameras without a permit. Obtain plans for permit and inspections.
 6. Exterior maintenance required. Pressure wash mobile home and common areas.
- Double permit fee assessed
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permits.

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

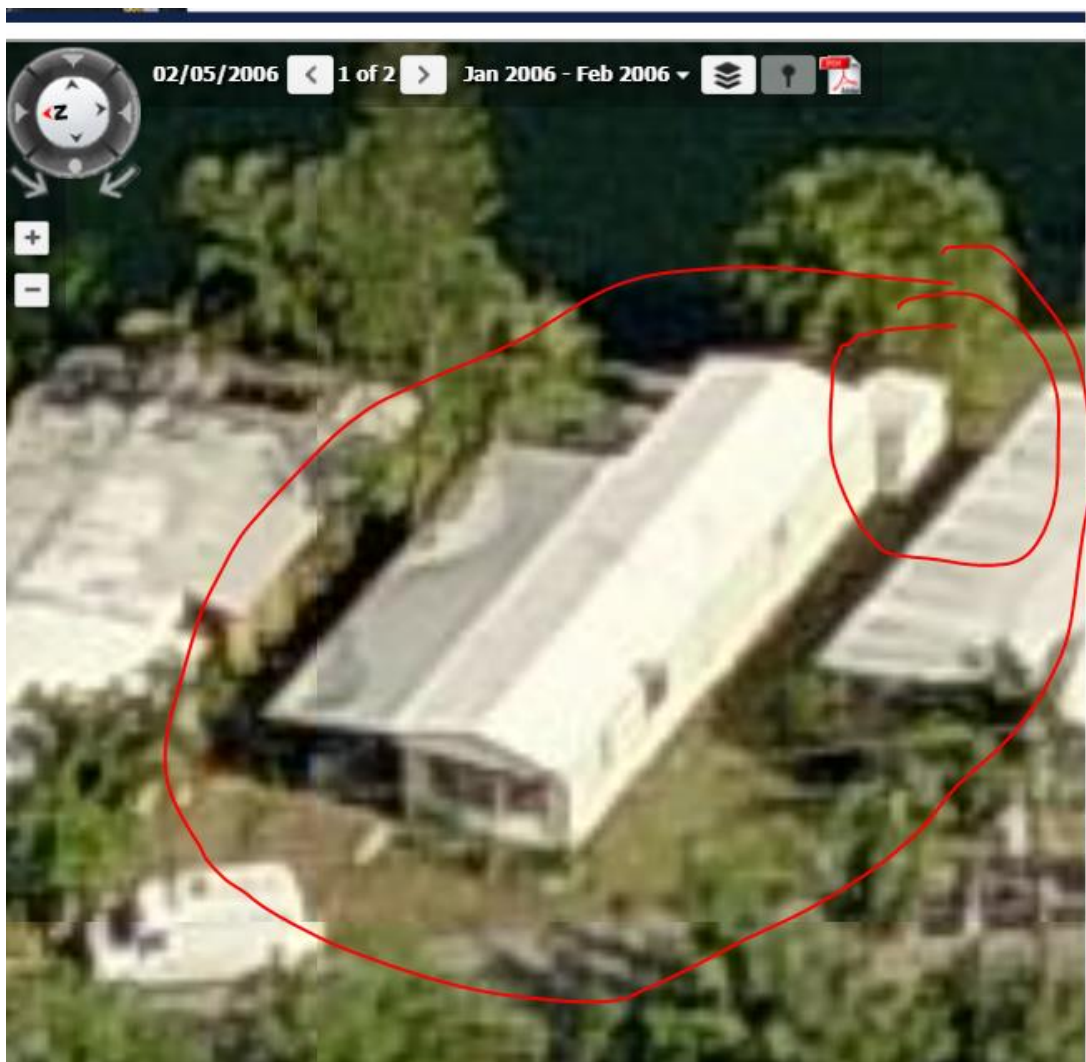
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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


Joseline Ramirez
Chief Code Enforcement Officer





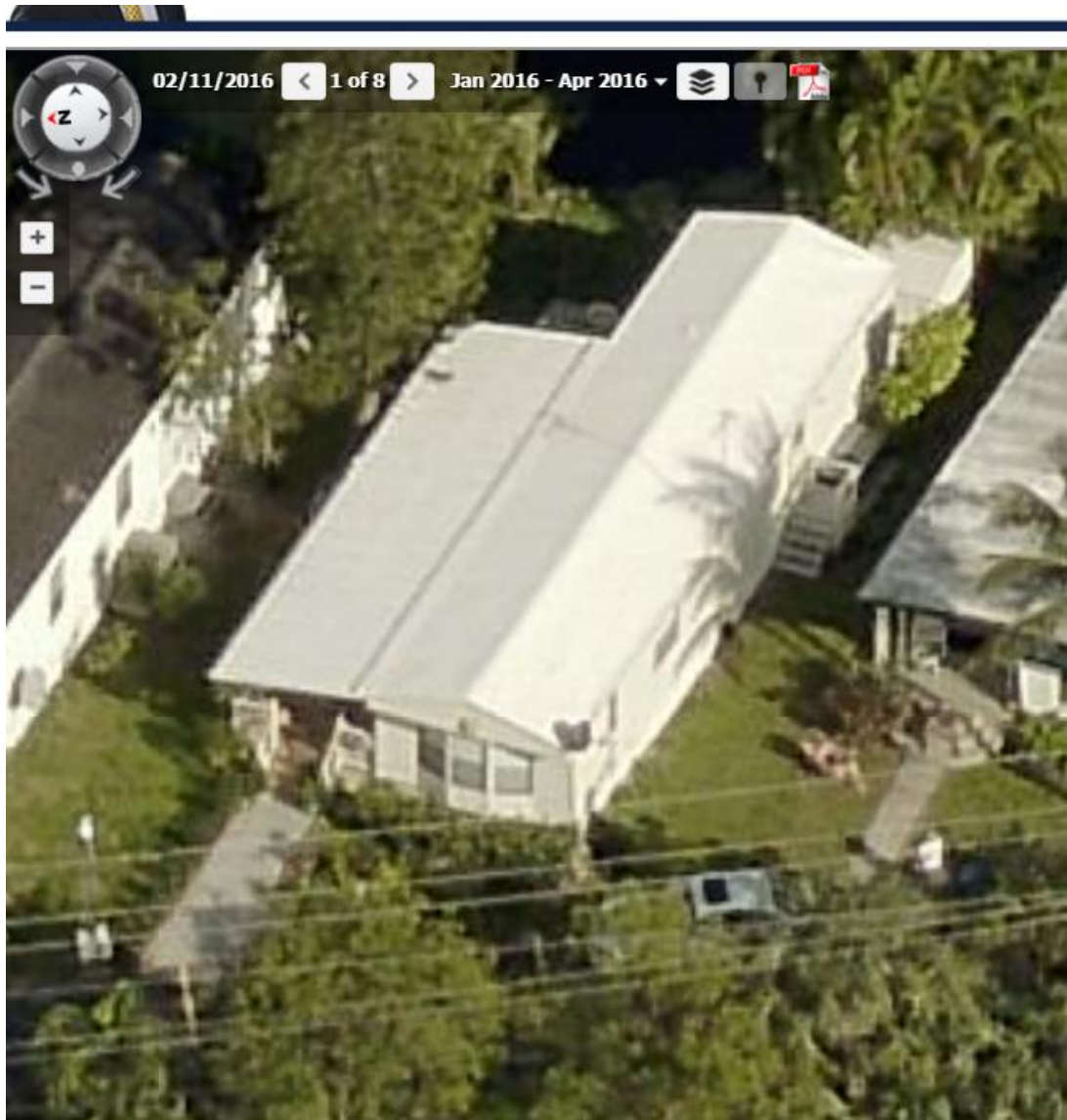




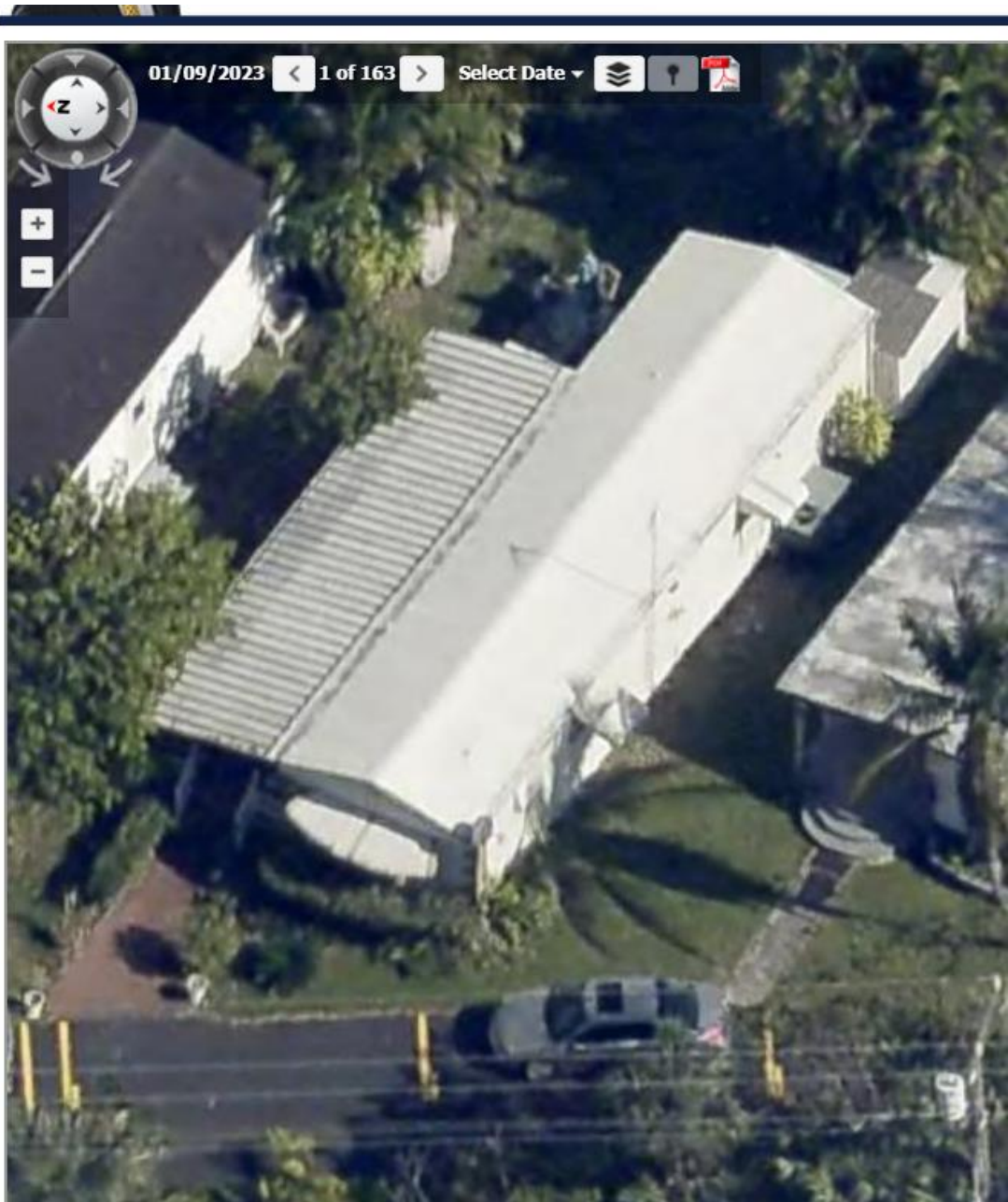








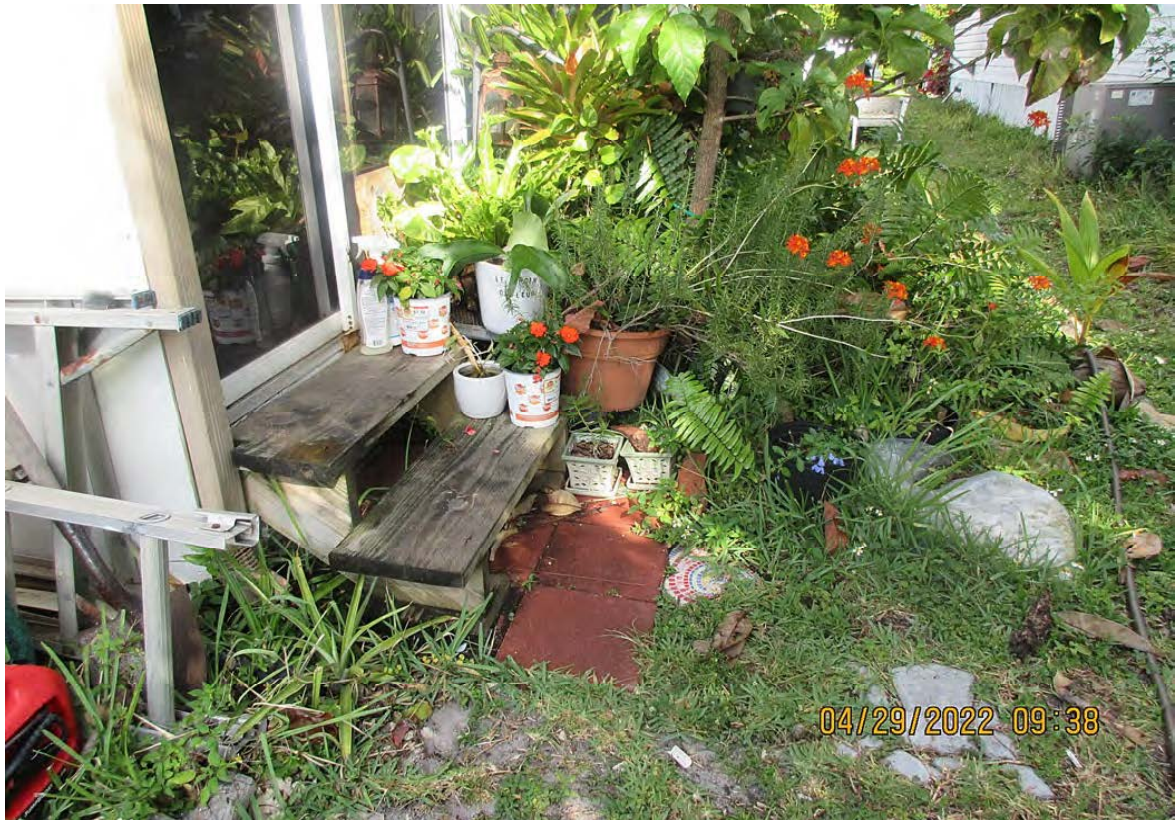














Town of Pembroke Park
Notice of Violation Notice
 3150 SW 12 Avenue Pembroke Park, FL 33023
 Office Phone: 954-966-1600

Name _____ Date 4/25/22
 Site Address 2318 Charles Rd Case # _____
Pembroke Park, FL Sub Park 3A07 MHP
 Permit # _____

☐ ***STOP ALL WORK**
☐ No Building Permit
☐ Violation of Florida Building Code #
☐ Violation of Town Ordinance # 5-105-5-17-5-103
☐ NEPA #
 Violation (s) Installed addition, shed, slab, concrete & steps without a building permit. Exterior maintenance required.
 Corrective Action(s) Obtain plans, permit and inspection. Pressure mobile home and common areas.

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

☐ **DOUBLE PERMIT FEE** CORRECT VIOLATION BY (Day): 30

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

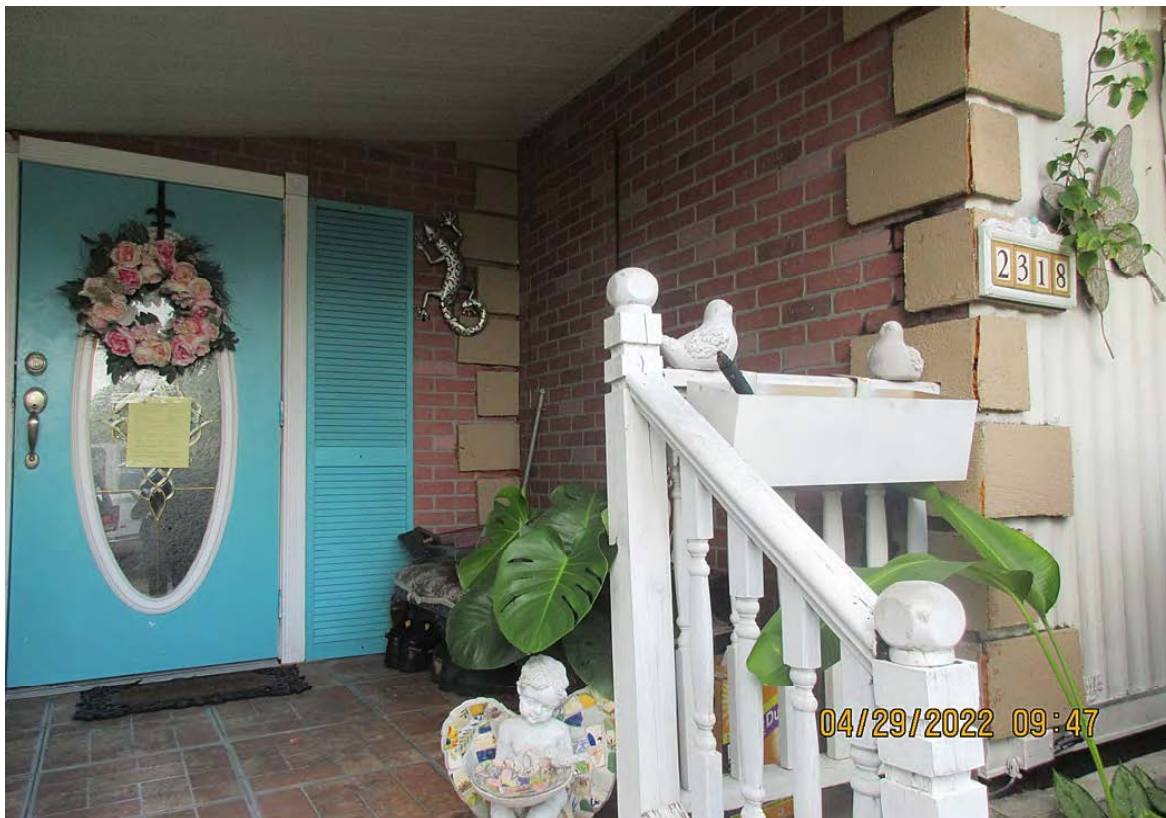
REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuant of Chapter 7-1 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the attached or corrections, or for inspection please contact the following departments at (954) 966-4600: ☐ Code Enforcement Ext. 213 ☐ Planning Dept. Ext. 211/227 ☐ Public Works Ext. 218 ☐ Business Tax Receipt Ext. 214

Jacques Ramirez Code Enforcement Officer Filed to property Received by _____

04/29/2022 09:47





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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$1,896,520		\$1,896,520	\$1,896,520	
2021	\$1,896,520		\$1,896,520	\$1,896,520	\$40,783.90
2020	\$1,896,520		\$1,896,520	\$1,896,520	\$40,930.32

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,896,520	\$1,896,520	\$1,896,520	\$1,896,520
Portability	0	0	0	0
Assessed/SOH	\$1,896,520	\$1,896,520	\$1,896,520	\$1,896,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,896,520	\$1,896,520	\$1,896,520	\$1,896,520

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/7/2019	SWD-Q	\$2,117,400	115886505	\$9.00	209,102	SF
3/29/2001	WD*	\$1,250,000	31454 / 173	\$0.10	146,000	SF
8/2/2000	QC*	\$38,500	30739 / 771			
3/25/1991	QCD	\$100	18278 / 742			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

[illegible]

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OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$ **8.17**
Total Postage and Fees
\$
Sent To
PLINIO CAJINA
NOH #7003
2318 CHARLES RD,
PEMBROKE PARK, FL 33009
City, State, ZIP+4®
PS Form 3800, April 2013 PSN 7530-02-000-9053

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$ **8.53**
Total Postage and Fees
\$
Sent To
COBBLESTONE II BMB LLC
NOH #7003
17W220 22 ST #220
OAKBROOK TERRACE IL 60181
City, State, ZIP+4®
PS Form 3800, April 2013 PSN 7530-02-000-9053

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$ **8.53**
Total Postage and Fees
\$
Sent To
COBBLESTONE II BMB LLC
NOH #7003
2430 CHARLES RD,
PEMBROKE PARK, FL 33009
City, State, ZIP+4®
PS Form 3800, April 2013 PSN 7530-02-000-9053

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$ **8.53**
Total Postage and Fees
\$
Sent To
C T CORPORATION SYSTEM
NOH #7003
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324
City, State, ZIP+4®
PS Form 3800, April 2013 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: C T CORPORATION SYSTEM NOH #7003 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324 2. Article Number (Transfer from service label) 7022 2410 0001 1497 6749	A. Signature RECEIVED B. Received by (Printed Name) SEP 05 2023 C. Date of Delivery SEP 05 2023 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
Barcode: 9590 9402 7912 2234 7762 59 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

07/14/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

CODE ENFORCEMENT NO

Sent To:

Case #:

BAM MHC LLC/ PLINIO CAJINA

7003

2318 CHARLES ROAD
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

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

NOV 7003

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

Hasler

FIRST-CLASS MAIL

07/14/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

NOV 7003.

BAM NHC LLC
2430 Charles Road
Pembroke Park, FL 33009

Hasler

FIRST-CLASS MAIL

07/14/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696



Town of Pembroke Park Notice of Violation Notice

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

Name _____

Date 4/25/22

Site Address 2318 Charles Rd
Pembroke Park, FL

Case # 7003

Sub/Park BAM MHP

Permit # _____

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105; 5-17; 5-103

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Installed addition, shed, slab, cameras
& Steps without a Building permit.
Exterior maintenance required.

Corrective Action(s)

Obtain plans, permits and inspections.
Pressure mobile home and common areas

☒ Structural

☒ Code Enforcement

☒ Plumbing

☒ Zoning

☒ Mechanical

☐ Business Tax Receipt

☒ Electrical

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

☒ Code Enforcement Ext. 215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Posted to property
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator

TOWN OF PEMBROKE PARK

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

NOV 7003

MIAMI FL 330

14 JUL 2022 PM 5:1

Hasler

FIRST-CLASS MAIL

07/14/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

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

NIXIE

339 DE 1

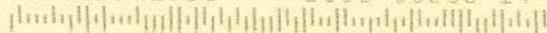
0007/24/22

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

33602-59878
33023>5413

BC: 33023541350

*2606-00268-14-41



Case Overview

Property/Incident Information

Owner	Address	Site Address
3192-4 W HALLANDALE LLC %MGMT OFFICE	1922 NE 149 ST NORTH MIAMI, FL 33181	3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3192- 3194 W Hallandale beach Blvd J, Pembroke

Folio

514229070010

Legal Description

PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WL\ 302,NLY 140 TO POB

Case Status	Open	Case #	9150	Date Next Inspection	8/21/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/5/2023		Notice of Violation	Certified Mail
12/6/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/19/2024	1/17/2024	Final Order	Certified Mail Hand
2/28/2024	3/20/2024	Notice of Formal Hearing - Extension of Time	Hand
3/20/2024	3/20/2024	Amended Final Order	Certified Mail
6/20/2024		Affidavit of Non-Compliance	Hand
7/19/2024		Affidavit of Non-Compliance	Hand
7/19/2024	8/21/2024	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
ALCOHOLIC BEVERAGES	Sec. 3-6. - Noise restriction in establishments.	No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. (Ord. No. 62-8-1, § 31, 8-29-62; Ord. No. 14-06-01, § 4, 6-11-14)	Not in Compliance - Reinspection Date: 8/21/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/21/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$14,750.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$14,950.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$14,950.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

3192-4 W HALLANDALE LLC %MGMT OFFICE)

CASE NO. 9150

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3192-4 W HALLANDALE LLC %MGMT OFFICE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

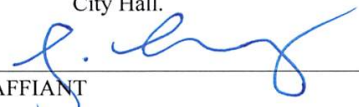
ADDRESS: 3192-3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3192-4 W HALLANDALE LLC %MGMT OFFICE AT 9:22 A.M. ON THE 07 DAY OF AUGUST 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

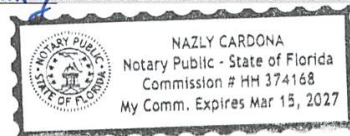

AFFIANT

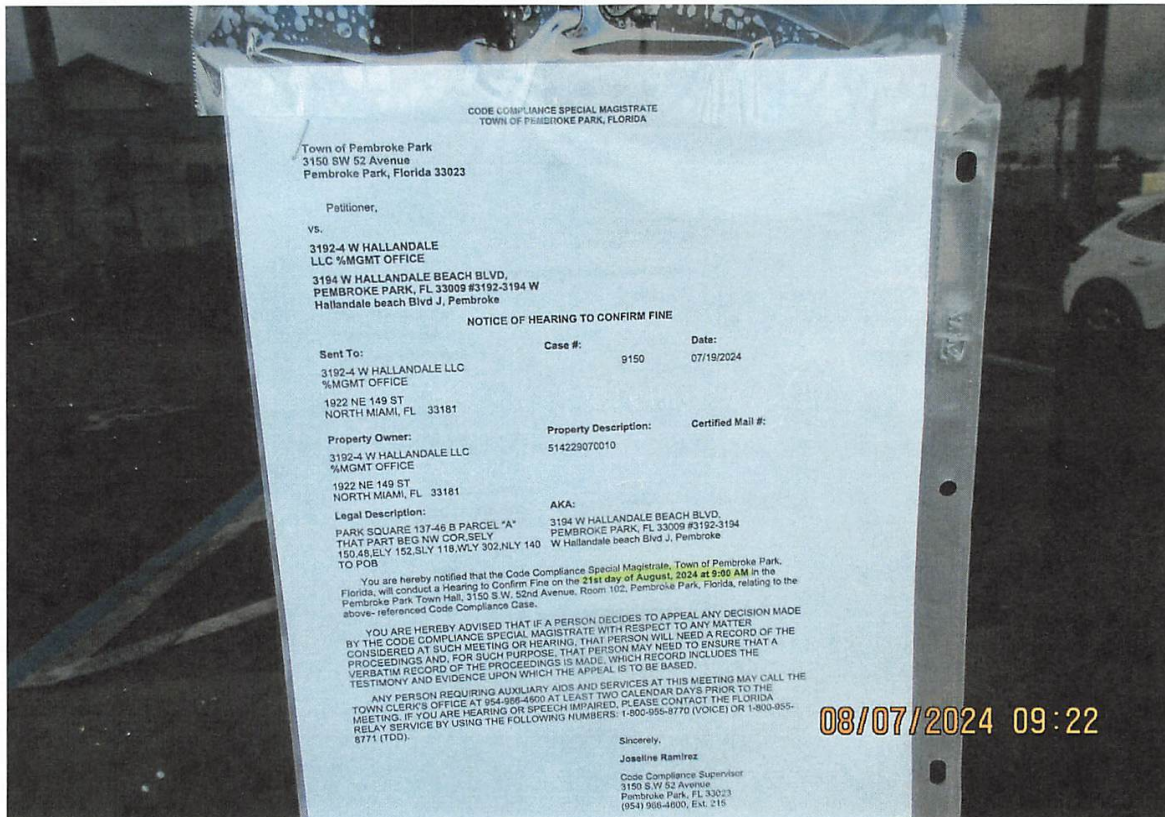
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

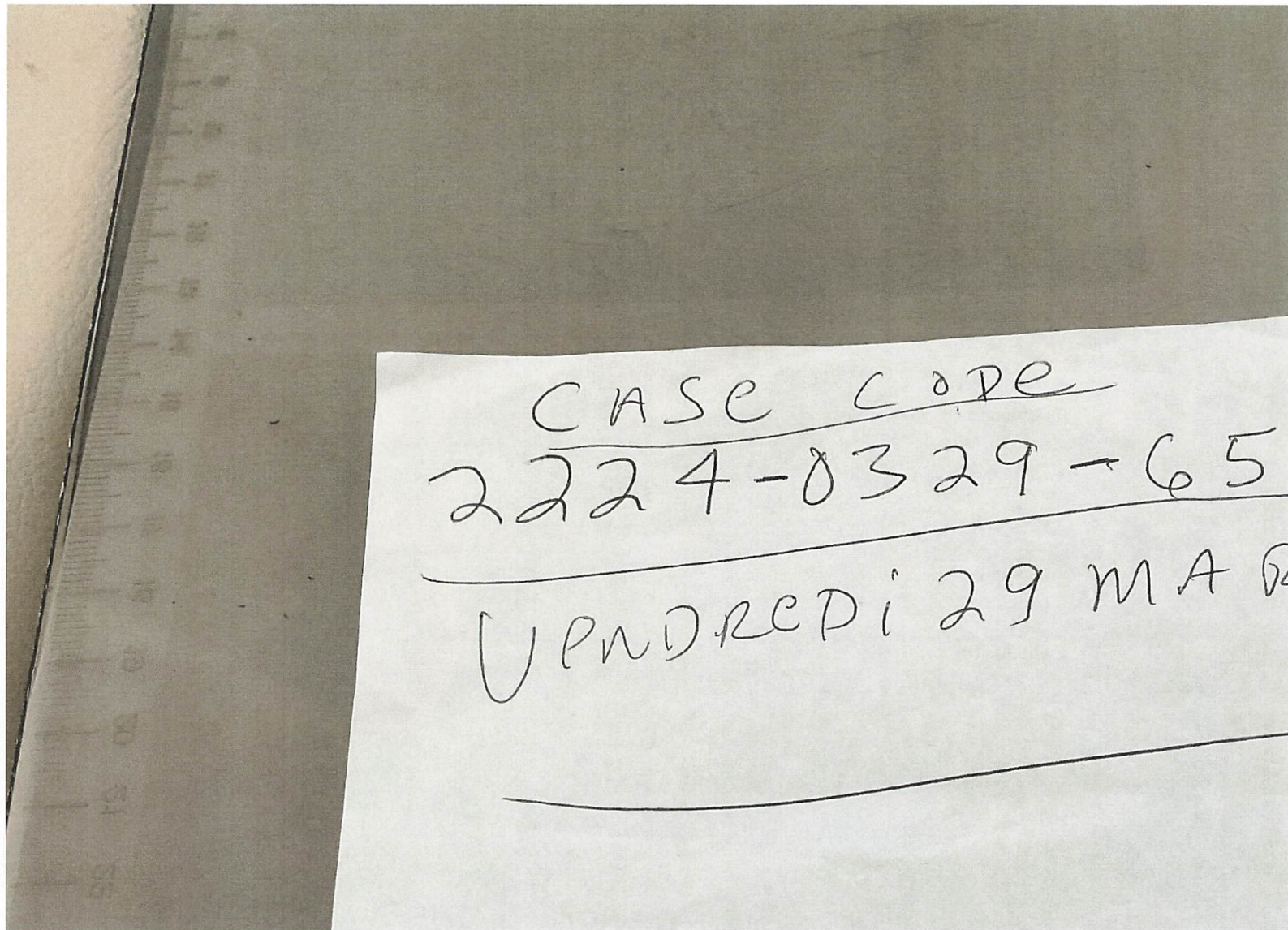
Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____





Envoyé de mon iPad Hello i made 3 complaint to noise by Kelsey's lounge to 3192/3194 Hallandale bvl , to the police office in mars but you didn't receive it . my name is Maurice Minier 14 W lake drive Pembroke park 33009. can you enforce the rules please.

case 9150



A photograph of a piece of white paper with handwritten text in black ink. The text is written in a cursive, handwritten style. The first line is "CASE CODE", followed by a horizontal line. The second line is "2224-0329-65", followed by a horizontal line. The third line is "UPNDREPI 29 MA 62", followed by a horizontal line. The paper is placed on a surface with a ruler visible on the left side.

CASE CODE
2224-0329-65
UPNDREPI 29 MA 62

19, 2024

pm went up at 12:00 am to 4:00 am

n, then turn up the DJ m

PEMBROKE PARK POLICE

Officer: R. AMARIZ

Badge: 0032

Case #: 22-240205929

3150 SW 52ND AVE.
PEMBROKE PARK, FL 33023

PHONE (754) 232-1613

ary 20, 2024

m went up at 12:00 am

plaint, three officers a

card with the case num

e Kelsey's Lounge wi

pm and ask them to go there and stop the noise. Then

operate until 6:00 am. I told them, not anymore, go validate

e Ramarez.

PEMBROKE PARK POLICE

Officer: Santiago

Badge: 0033

magistrate's de

to do a big part

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: July 31, 2024
INVOICE # 435
FOR:

Case #9150
3192-4 W HALLANDALE LLC
%MGMT OFFICE
3192-3194 W HALLANDALE
BEACH BLVD J,
PEMBROKE PARK, FL 33023

Bill To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE
3192-3194 W HALLANDALE
BEACH BLVD J,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 3-6; 5-105 and 5-17.		
	Amended Final Order 03/20/2024		
1	Admin Fee F.O. 01/17/2024	\$ 100.00	\$ 100.00
1	Admin Fee A.F.O 03/20/2024	\$ 100.00	\$ 100.00
64	Day(s) of Per Diem from (06/18/2024 - 08/21/2024)	\$ 250.00	\$ 16,000.00
Balance			\$ 16,100.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

3192-4 W HALLANDALE
LLC %MGMT OFFICE

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194 W
Hallandale beach Blvd J, Pembroke

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
3192-4 W HALLANDALE LLC %MGMT OFFICE 1922 NE 149 ST NORTH MIAMI, FL 33181	9150	07/19/2024
Property Owner:	Property Description:	Certified Mail #:
3192-4 W HALLANDALE LLC %MGMT OFFICE 1922 NE 149 ST NORTH MIAMI, FL 33181	514229070010	
Legal Description:	AKA:	
PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB	3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3192-3194 W Hallandale beach Blvd J, Pembroke	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of August, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

9589 0710 5270 1605 9254 50

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Certified Mail Fee
\$

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

Postage
\$ 9.64

Total Postage and
\$

Sent To
3192-4 W HALLANDALE LLC %MGMT
OFFICE
HCF #9150
3194 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009

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

9589 0710 5270 1605 9254 67

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Certified Mail Fee
\$

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

Postage
\$ 9.64

Total Postage and
\$

Sent To
3192-4 W HALLANDALE LLC %MGMT
OFFICE
HCF #9150
1922 NE 149 ST
NORTH MIAMI FL 33181

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

9589 0710 5270 1605 9254 43

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

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

Certified Mail Fee
\$

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

Postage
\$ 9.64

Total Postage and
\$

Sent To
3192-4 W HALLANDALE LLC %MGMT
OFFICE
HCF #9150
3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

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

9589 0710 5270 1605 9254 74

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

Certified Mail Fee
\$

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

Postage
\$ 9.64

Total Postage
\$

Sent To
ISRAEL, KENNETH
HCF #9150
1922 NE 149TH STREET
MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

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

SENDER: COMPLETE THIS SECTION

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

ISRAEL, KENNETH
HCF #9150
1922 NE 149TH STREET,
MANAGEMENT OFFICE
NORTH MIAMI, FL 33181



9590 9402 8582 3244 8651 48

9589 0710 5270 1605 9254 74

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Mail Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ 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.

3192-4 W HALLANDALE LLC %MGMT
OFFICE
HCF #9150
1922 NE 149 ST
NORTH MIAMI FL 33181



9590 9402 8582 3244 8651 55

9589 0710 5270 1605 9254 67

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9150

Petitioner,

vs.

3192-4 W HALLANDALE
LLC %MGMT OFFICE
3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194 W
Hallandale beach Blvd J, Pembroke

Respondent(s)

On 6/20/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	3192-4 W HALLANDALE LLC %MGMT OFFICE
Address:	1922 NE 149 ST NORTH MIAMI, FL 33181
Folio:	514229070010
Site Address:	3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3192-3194 W Hallandale beach Blvd J, Pembroke
Legal Description:	PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB

Ordinance/Regulation	Section	Description	Date Complied
ALCOHOLIC BEVERAGES	Sec. 3-6. - Noise restriction in establishments.	No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. (Ord. No. 62-8-1, § 31, 8-29-62; Ord. No. 14-06-01, § 4, 6-11-14)	Not in Compliance - Reinspection Date: 6/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/20/2024

Notes/Mean of Correction:

1. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours.

A permit #914761 application was submitted on 03/22/24, plan review was denied as of 04/2/2024. There has been no further action to correct the violation.

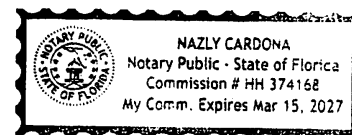
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/20/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁹
06/21/2024 ZIP 33023
043M30245597

US POSTAGE

3192-4 W HALLANDALE LLC %MGMT
OFFICE
AONC #9150
3194 W HALLANDALE BEACH BLVD, J
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

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



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FIRST-CLASS MAIL
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\$000.64

06/21/2024 ZIP 33023
043M30245597

US POSTAGE

3192-4 W HALLANDALE LLC %MGMT
OFFICE
AONC #9150
3192 W HALLANDALE BEACH BLVD, J
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

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



quadiënt

FIRST-CLASS MAIL
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06/21/2024 ZIP 33023
043M30245597

US POSTAGE

Israel, Kenneth

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

AONC

Case #:

9150



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9150

Petitioner,

vs.

3192-4 W HALLANDALE
LLC %MGMT OFFICE
3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194 W
Hallandale beach Blvd J, Pembroke

Respondent(s)

On 7/19/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	3192-4 W HALLANDALE LLC %MGMT OFFICE
Address:	1922 NE 149 ST NORTH MIAMI, FL 33181
Folio:	514229070010
Site Address:	3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3192-3194 W Hallandale beach Blvd J, Pembroke
Legal Description:	PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB

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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/19/2024
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Further, Affiant sayeth naught

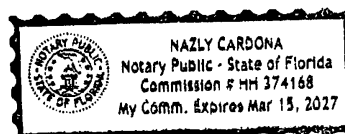
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/19/2024


NOTARY PUBLIC, STATE OF FLORIDA



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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ **8.69**

Total Postage and Fee
\$

Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
AFO #9150
Street and Apt. No.
City, State, ZIP+4® 3194 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009

PS Form 3800, Jan 2013

9589 0710 5270 1605 9275 91

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

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
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Total Postage and Fee
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Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
AFO #9150
Street and Apt. No.
City, State, ZIP+4® 3192 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009

PS Form 3800, Jan 2013

9589 0710 5270 1605 9275 84

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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OFFICIAL USE

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

Postage
\$ **8.69**

Total Postage and Fee
\$

Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
ISRAEL, KENNETH
Street and Apt. No.
City, State, ZIP+4® 1922 NE 149 ST
NORTH MIAMI FL 33181

PS Form 3800, Jan 2013

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature ☒ <i>Nabel</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: 3192-4 W HALLANDALE LLC %MGMT OFFICE ISRAEL, KENNETH AFO #9150 1922 NE 149 ST NORTH MIAMI FL 33181		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 <i>3.25.24</i>	
2. Article Number (Transfer from service label) 9590 9402 8582 3244 8689 65		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery	
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PS Form 3811, July 2020 PSN 7530-02-000-9053

Top Audio Inc.
18901 NW 2nd Ave, Miami, FL 33169



305-653-2594

INVOICE NO. 2756221

2/6/2024

BILL TO

Kelsey's Lounge
3194 W Hallandale Beach
Blvd
Pembroke Park, FL 33009

DESCRIPTION

A. Scope of Works - Wall

- Properly protect existing office equipment and material from construction activities including but not limited to carpet, desks, telephone and equipment.
- Install four 12" x 12" x 24" Bass Traps in the corners and between the ceiling and wall with Black Acoustic Foam Panels for Sound Proofing.
- Install 45 Black Acoustic 48" x 24" x 2" Foam Panels at top of the South wall.
- Temporarily relocate three 50" TV's to allow access for work.
- Remove existing baseboard and reserve.
- Apply a sufficient quantity of spray foam insulation with sound deadening characteristics.
- Paint entire new wall with paint as specified.
- Replace base board, as needed and paint.

DESCRIPTION

Scope of Work - Door

- Remove existing door.
- Adjust door trim as necessary.
- Paint existing door white with sound proofing paint as specified.
- Remove trim and fill cavity with spray foam insulation.
- Replace trim and touch up paint where necessary applying painter's putty or similar to eliminate any cracks or voids. install 2 24"x 36"x 2" black acoustic foam panels for extra sound proofing

Scope of Work – Clean-Up

- Clean up all debris, leftover material, dust, cuttings and dispose of in environmentally acceptable manner.
- Vacuum office to ensure that all further dust and other fine material are removed from carpeting.
- Wipe rails, tv's and couches with a damp cloth to ensure that they are free from dust and debris.
- Generally, leave office in an aesthetically pleasing state, amenable to occupancy.

Scope of Work- Completion

- Completion of work can range from 3-14 days based on the availability of the location.

Thank you for your business!

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9150
Petitioner,)
)
vs.)
)
3192-4 W HALLANDALE LLC %MGMT)
OFFICE)
Respondent(s)

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AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 20th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3192-3194 W HALLANDALE BEACH BLVD J, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: 3192-4 W HALLANDALE LLC %MGMT OFFICE

FOLIO NO.: 5142 29 07 0010

LEGAL DESCRIPTION: PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 3-6; 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 3-6; 5-105 and 5-17 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of March 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE. A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th of March 2024.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of March, 2024.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

3192-4 W HALLANDALE
LLC %MGMT OFFICE

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194 W
Hallandale beach Blvd J, Pembroke

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
3192-4 W HALLANDALE LLC %MGMT OFFICE 1922 NE 149 ST NORTH MIAMI, FL 33181	9150	02/28/2024
Property Owner:	Property Description:	Certified Mail #:
3192-4 W HALLANDALE LLC %MGMT OFFICE 1922 NE 149 ST NORTH MIAMI, FL 33181	514229070010	
Legal Description:	AKA:	
PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB	3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3192-3194 W Hallandale beach Blvd J, Pembroke	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



90
60 days

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 2/28/2024

Phone: 954-991-2902

Email: Freitushospitality@gmail.com

Property Address: 3194 W Hallandale Beach Blvd Suite J

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Kelsey Freitas (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9150 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the March 20, 2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on January 22, 2024 imposing the fine of \$ 0 per day for violation(s) of the Town's Code of Ordinances:

Section 3-6; 5-105 and 5-17 Sound Proofing

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Kelsey Freitas
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 28 day of February, 2024.

[Signature]
Notary

My Commission expires 4-6-2025



Received after testimony
1/17/24

copy for
Pembroke

Wednesday, January 17, 2024

Noise Complaint by Park Lake Estates Residents

Pertaining to a Kelsey's Bar at 3192-4 West Hallandale Blvd, Pembroke Park, Florida

3184 West Hallandale Blvd Pembroke Park 33009

Citizen Testimony

My name is Daniele Lemay residing at 102 South Lake Shore Drive in Park Lake Estates and I am speaking for a resident whose English is not sufficient to speak to the Hearing but who has done the work to document and take action on this noise complaint.

"Introduce Sylvie Goyette residing at 107 North Lake Shore Drive, a few hundred feet from the Bar in question."

Background and Impact Statement

- Since November 16, 2023, almost every Thursday to Sunday night starting around 11:00 pm until the early morning hours(4- 5:30 am), intense base sounds from music emanate from this location.
- It has been impossible to sleep, very stressful, a sound disruption previously unheard of in Park Lake Estates and completely ruining our lives, health and comfort.
- Many other Residents in Park Lake Estates, have been disrupted by the same base sounds from midnight to early morning. In fact, one resident recorded over 20 nights, since Dec 15/23 of excessive noise. The sounds travel from the Bar on Lake Desoto along the east side (Park Lake Estates) and can be heard throughout the lake.
- "Introduce Beverley Lepine, residing at 109 South Lake Shore Drive in Park Lake Estates, a half a mile away, and not lake front, has been awoken late at night and early morning by a heavy base coming from the lake area. It is difficult to get back to sleep once awake and the sound continues to the very early hours. Beverley has spoken to neighbours as has myself residing on the same street and they have confirmed hearing the base in the early morning hours but did not know where it was coming from.

- City of Pembroke Park Bylaws excerpt.... »do not allow the peace and quiet of the neighbourhood to be disrupted between the hours of 11:00 pm to 7:00 am..... »

Action Taken

- General Manager of Park Lake Estates forwarded a letter, to the City of Pembroke Park, dated Nov 30/23 which indicated that he had received a number of complaints, including from Ms Goyette, from residents. As a result, the City opened a Case file.
- A petition of 80 names of Pembroke Park Lakes(west side of Lake Desoto) and Park Lake Estates(east side of Lake Desoto) has been produced and sent to The City of Pembroke Park complaining about the unbearable noise late at night.
- Ms Goyette called the local police on January 6, 2024 around 2:00 am to complain about the noise.
- As most residents in Park Lake Estates are French speaking they are uncomfortable to address the hearing in English. However Ms Goyette contacted many of the residents who expressed concern over the noise.

Our Request

- We are here today in hope that Pembroke Park, in accordance with its by-laws and through this hearing will investigate and take appropriate action to ensure that the comfort, peace and quiet of the neighbourhood and its citizens is returned.

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9150
Petitioner,)
)
vs.)
)
)
3192-4 W HALLANDALE LLC
%MGMT OFFICE
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3192-3194 W HALLANDALE BEACH BLVD J, PEMBROKE PARK, FL 33009

PROPERTY OWNER: 3192-4 W HALLANDALE LLC %MGMT OFFICE

FOLIO NO.: 5142 29 07 0010

LEGAL DESCRIPTION: PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 3-6; 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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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) 3-6; 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of January 2024 to include soundproofing the location pursuant to the Town's code. During all times from the date of this hearing to the date of compliance, Respondent shall comply with the Town's code so that there is no unlawful noise violation contrary to and in violation of the town's code of ordinances. As stated, Respondent shall comply with the code provisions that shall include soundproofing the location pursuant to the town code in order to comply with the Town's code of ordinances so that there is no noise violation. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **\$250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

Respondent is cautioned that pursuant to Fla. Stat. 162.09 (2), the Special Magistrate is authorized to assess a repeat violator of a fine up to \$500.00 per diem, which may be assessed against a repeat violation. The Town has the option to give the violator time to comply, but is not required to do so and may make the violation retroactive to the date of the violation to the date of compliance. Fla. Stat. 162.09 (1) provides: "An [special magistrate] in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector may order a fine up to \$500.00 per day retroactive to date of the violation."

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 17th day of January 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

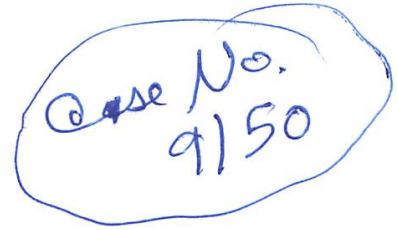
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This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No _____
I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct
copy of this order was mailed through the United States Mail to the Respondent(s) at the address
set forth above in this Final Order on this 22 day of January, 2024.

Nazly Cardona KA
Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Acoustic Sonic Inc.

7543 N.W. 52 st
Miami, Florida 33166
Telephone: (786) 423 1756
Fax : (305) 436 8585
www.acousticsonic.com



PROPOSAL #167563/A

Tuesday, January 16th, 2024.

To: Kelsey Freitas

3194 W. Hallandale Beach Blvd.

Hallandale, FL 33009

Ref: Acoustical Consultation for Kelsey's Lounge .

Dear Kelsey:

Thank you for the opportunity to provide you with a quote for a Noise Survey.

Introduction.

The goal of this job will be to investigate the effect of Noise that will be emitted from Kelsey's Lounge at night; how noise levels from this site affect neighboring properties and compare them with ordinance of the city. Testing will be performed on Friday between 7.30 pm and 10.30 pm.

Our Scope of work will be as follows:

- Carefully survey of the area of properties surrounding construction site.
- Perform Acoustic Measurements in order to know ambient noise levels.
- Perform Noise Measurements in properties surrounding at night in order to evaluate the noise coming from Kelsey's Lounge.
- We will make a qualitative analysis of potential noise and effects associated with

the music and peoples inside Kelsey's Lounge.

- Produce detailed report about Acoustic Measurements realized to compare the data obtained on site to existing recommendations. Conflict with applicable Noise Ordinances of the city will be analyzed.

Fees:

The total cost for this work will be \$2650.00, terms will be as

follows:

- 50% at the beginning of the work.
- 50% upon submitting specifications and results.

7022 2410 0001 1497 4462

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☐ Adult Signature Restricted Delivery	\$	

Postage
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Total Postage and Fee
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Sent To
 3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150 FO (NC)

Street and Apt. No.
 1922 NE 149 ST

City, State, ZIP+4®
 NORTH MIAMI FL 33181

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

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 PEMBROKE PARK, FL 33009

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☐ Adult Signature Restricted Delivery	\$	

Postage
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Total Postage and Fee
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NOV #9150 FO (NC)

Street and Apt. No.
 3194 W HALLANDALE BEACH BLVD J,

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

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

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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
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Postage
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Total Postage and Fee
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NOV #9150 FO (NC)

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 3192 W HALLANDALE BEACH BLVD,

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

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Postage
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Total Postage and Fee \$

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

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

Postage
\$ **8.53**
Total Postage and Fee \$

Sent To
3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150 **NOH (NC)**
3192 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009
City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9053

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Postage
\$ **8.53**
Total Postage and Fee \$

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3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150 **NOH (NC)**
1922 NE 149 ST
NORTH MIAMI FL 33181
City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ 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: 3192-4 W HALLANDALE LLC %MGMT OFFICE NOV #9150 NOH (NC) 3194 W HALLANDALE BEACH BLVD J, PEMBROKE PARK, FL 33009 2. Article Number (Transfer from service label) 7022 2410 0002 7328 0770	A. Signature Kelsey Loung ☐ Agent ☐ Addressee B. Received by (Printed Name) Kelsey Loung C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature ☒ Agent ☒ Addressee	
1. Article Addressed to: 3192-4 W HALLANDALE LLC %MGMT OFFICE NOV #9150 FO (NC) 3194 W HALLANDALE BEACH BLVD J, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) C. Date of Delivery <i>Helsen</i>	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 4431		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail		Barcode: 9590 9402 7581 2098 7705 58	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: 3192-4 W HALLANDALE LLC %MGMT OFFICE NOV #9150 FO (NC) 3192 W HALLANDALE BEACH BLVD J, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) C. Date of Delivery <i>Helsen</i>	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 4448		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail		Barcode: 9590 9402 7581 2098 7705 41	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

3192-4 W HALLANDALE LLC %MGMT OFFICE)

CASE NO. 9150

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3192-4 W HALLANDALE LLC %MGMT OFFICE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3192-3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
unit 3

I, Jean Gustin HEREBY CERTIFY that I SERVED: 3192-4 W HALLANDALE LLC %MGMT OFFICE AT
02:12 P.M. ON THE 05 DAY OF JANUARY 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of Jan, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A
Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____

Jan 5, 2024 at 12:12:34 PM

3192-3194 J

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 12/06/2023

Sent To: 3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #: 9150

Property Owner: 3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Description: 514229070010

Legal Description: PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48 ELY 152.SLY 118.WLY 302.NLY 140
TO POB

AKA: 3194 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3

Jan 5, 2024 at 12:12:38 PM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/06/2023

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

9150

Property Owner:

3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Description:

514229070010

Legal Description:

PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48 ELY 152.SLY 118.WLY 302.NLY 140
TO POB

AKA:

3194 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/06/2023

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

9150

Property Owner:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Description:

514229070010

Legal Description:

PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48,ELY 152,SLY 118,WLY 302,NLY 140
TO POB

AKA:

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
ALCOHOLIC BEVERAGES	Sec. 3-6. - Noise restriction in establishments.	No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. (Ord. No. 62-8-1, § 31, 8-29-62; Ord. No. 14-06-01, § 4, 6-11-14)	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of January, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

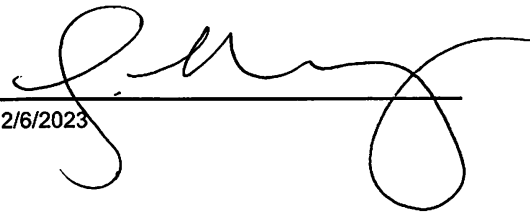
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



12/6/2023



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: 3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #: 9150

Date: 12/05/2023

Property Owner: 3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Property Description: 514229070010

Certified Mail #:

Legal Description: PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48,ELY 152,SLY 118,WLY 302,NLY 140
TO POB

AKA: 3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
ALCOHOLIC BEVERAGES	Sec. 3-6. - Noise restriction in establishments.	No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. (Ord. No. 62-8-1, § 31, 8-29-62; Ord. No. 14-06-01, § 4, 6-11-14)	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

Notes/Mean of Correction:

1. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours.

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

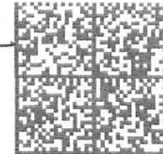
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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


Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

3192-4 W Hallandale ZMG MT
Office
Nov #9150



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

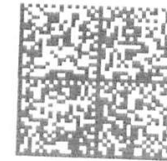
12/06/2023 ZIP 33023
043M30245597

US POSTAGE

3192 W Hallandale Beach Blvd, #J
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
12/06/2023 ZIP 33023
043M30245597

US POSTAGE

Israel Kenneth

NOV

3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

9150

Property Owner:

Proper

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
12/06/2023 ZIP 33023
043M30245597

US POSTAGE

3192-4 W Hallandale LLC - ZMGMT
Office

NOV #9150.

3194 W Hallandale Beach Blvd, #J,
Pembroke Park, FL 33009.

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

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OFFICIAL USE

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

Postage \$ **8.53**
 Total Postage and Fees \$

Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
 NOV #9150
 Street and Apt. 3194 W HALLANDALE BEACH BLVD J,
 City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9053

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
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☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**
 Total Postage and Fees \$

Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
 NOV #9150
 Street and Apt. 3192 W HALLANDALE BEACH BLVD J,
 City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9053

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Postage \$ **8.53**
 Total Postage and Fees \$

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 Street and Apt. 3192 W HALLANDALE BEACH BLVD,
 City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9053

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**
 Total Postage and Fees \$

Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
 NOV #9150
 Street and Apt. 1922 NE 149 ST,
 City, State, ZIP+4 NORTH MIAMI FL 33181

PS Form 3800, April 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ 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: 3192-4 W HALLANDALE LLC %MGMT OFFICE NOV #9150 3194 W HALLANDALE BEACH BLVD J, PEMBROKE PARK, FL 33009 2. Article Number (Transfer from service label) 7022 2410 0002 7328 0770	A. Signature X <i>Kelsey Loung</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Kelsey Loung</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
3192-4 W. HALLANDALE LLC

Filing Information

Document Number	L21000436811
FEI/EIN Number	87-3084821
Date Filed	10/05/2021
State	FL
Status	ACTIVE

Principal Address

3192-3194 W Hallandale Bch Blvd
Pembroke Park, FL 33009

Changed: 03/11/2022

Mailing Address

1922 NE 149TH STREET, MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

Registered Agent Name & Address

ISRAEL, KENNETH
1922 NE 149TH STREET, MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

Authorized Person(s) Detail

Name & Address

Title MGR

ISRAEL, KENNETH
1922 NE 149TH STREET, MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

Annual Reports

Report Year	Filed Date
2022	03/11/2022
2023	04/24/2023

Document Images



Site Address	3194 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 07 0010
Property Owner	3192-4 W HALLANDALE LLC	Millage	0613
Mailing Address	%MGMT OFFICE 1922 NE 149 ST NORTH MIAMI FL 33181	Use	11-03
Abbr Legal Description	PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB		

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

* 2024 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2024	\$435,160	\$1,076,840	\$1,512,000	\$1,512,000		
2023	\$435,160	\$1,076,840	\$1,512,000	\$1,512,000	\$32,639.86	
2022	\$435,160	\$1,076,840	\$1,512,000	\$1,512,000	\$31,934.05	
2024 Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$1,512,000	\$1,512,000	\$1,512,000	\$1,512,000		
Portability	0	0	0	0		
Assessed/SOH	\$1,512,000	\$1,512,000	\$1,512,000	\$1,512,000		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$1,512,000	\$1,512,000	\$1,512,000	\$1,512,000		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/11/2021	QCD-T	\$100	117651167	\$11.00	39,560	SF
9/10/2021	WD*-E	\$3,000,000	117581194			
9/13/2021	DR*-T	\$100	117581193			
12/20/2010	SW*-D	\$1,250,000	47603 / 616			
				Adj. Bldg. S.F. (Card, Sketch)		12143
				Eff./Act. Year Built: 1992/1991		
* Denotes Multi-Parcel Sale (See Deed)						

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
12143								

Joseline Ramirez

From: Bertrand Saysset <BertrandS@ParkLakeInc.com>
Sent: Thursday, November 30, 2023 4:03 PM
To: jeffrey louis; Joseline Ramirez
Cc: Severine Smith; Reception; Martine Ouellet
Subject: Noise from strip mall

Good afternoon, I hope you are both doing well.

We are getting a lot of complaints from our residents about the bar/night club located in the strip mall next to Frenchie's. It seems they are playing loud music until 4AM or 5AM.

I know the residents from Pembroke Lake Park are also annoyed by the music. Some of them have even started a petition.

Do you know anything about it? Are they allowed to play music so loud and late at night?

Thank you for your help with this matter.

Bertrand Saysset

General Manager



Park Lake, Inc.

Tel: 954 981 3500

Fax: 954 981 3753

bertrands@parklakeinc.com

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

Joseline Ramirez

From: Suzi Reutlinger
Sent: Tuesday, December 5, 2023 8:34 AM
To: Ra Shana A. Dabney-Dovovan; Joseline Ramirez; Jean Gustin
Subject: FW: Form submission from: Contact Us

Good Moring,

Please see below.

Thank you,
Suzi

From: Pembroke Park, FL via Pembroke Park, FL <cmsmailer@civicplus.com>
Sent: Monday, December 4, 2023 12:46 PM
To: Suzi Reutlinger <sreutlinger@tpfl.gov>
Subject: Form submission from: Contact Us

Submitted on Monday, December 4, 2023 - 12:45pm
Submitted by anonymous user: 24.114.93.248
Submitted values are:

==Your Message Details==

Subject: Noise level

Message:

Hello, I own a mobile home at Park Lake Estates and since my arrival November 4th there is a new business on Hallandale Blvd (Kelsey's lounge) that disturbs many home owners with the sound level of their music. It starts thursday through sunday from approximately 10pm to early in the morning (up to 4am). The bass level is so high and with the lake the sound carries many feet away.

So, 4 nights a week our sleep is annoyed with that situation. It is intolerable and hard on our morale.

Hope something can be done!

Thank-you for looking into this problem.

==Your Contact Information==

Full Name: Mario Chevrier

Email Address: chev_57@hotmail.ca

Phone Number: 450-544-1000

==Address==

Street: North Lake shore drive

City: Pemproke Park

State: Florida

Zip Code: 33009

Received
1/16/24
S.E.

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BLV. IS UNBEARABLE FOR RESIDENTS OF PEMBROKE PARK
LAKES AND PARK LAKES ESTATE.

LE BRUIT CAUSÉ AU KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name

Address

Signature

MAURICE MINIER 14 W LAKE DR.

SYLVIE VOYER 14 W LAKE DR. Hallandale

MARIO GAGNON 2 W LAKE D. HALLANDALE

RAYMOND LEFEBVRE 4 W. Lake D. Pembroke Park

Denis Payer 3 W LAKE Pembroke

PIERRE BLOUIN 5 W LAKE DR.

MARIE-CLAUDE LAPORTE

Marie-Claude Laporte 9 W Lake Dr.

PETITON

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BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name

Address

Signature

Stephane Serexy	28 W Lake drive pm	Stephane Serexy
Linda Miller	28 W Lake drive pm	Linda Miller
MARIO OUELLET	29 W LAKE DRIVE PEMBROKE PARK.	Mario Ouellet
Dani Yaropou	33 W LAKE PM	DANIEL LAROC
MARTIN SOUCY	221 W lake drive	Martin Soucy
Edith Belanger	221 W lake drive	Edith Belanger
JOHANNE VERMETTE	35 W LAKE DRIVE	Johanne Vermette

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
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LAKES AND PARK LAKES ESTATE.

LE BRUIT CAUSÉ AU KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name	Address	Signature
CLAIRE MOISAN	63 W LAKE DR. Pem.	Claire Moisan
MARTINE GRENIER	46 W. LAKE DR. Pem.	Martine Grenier
CAROLE MASTROCOLA	44 W. LAKE DR. PEM.	Carole Mastrocola
ROBERT BRANCHAUD	44 W. LAKE DR	Robert Branchaud
DENIS ETHIER	59 WEST LAKE RD	Denis Ethier
Ch & Houla Grenier	51 W. L. D.	Ch & Houla Grenier
SUZANNE FORGET	55 W L. Ct	Suzanne Forget

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
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LE BRUIT CAUSÉ AU KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name	Address	Signature
Jocelyn Fortier	15 Westlake Park	Jocelyn Fortier
Hamon Cyr	18 Westlake Park	Hamon Cyr
André Fortier	18 Westlake Park	André Fortier
DANIEL GIGUERE	24 W Lake Drive	Daniel Giguere
ALAIN RENAUD	26 W. LAKE DRIVE	Alain Renaud
LISE CHASSON	26 W Lake Drive	Lise Chasson
Régis Charte	60 W L DR. PEMBROKE PARK LAKES	Régis Charte

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BLV. IS UNBEARABLE FOR RESIDENTS OF PEMBROKE PARK
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BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name	Address	Signature
France Gagnon	41C Pembroke Park	France Gagnon
M. Doune	72 Pembroke Park	M. Doune
J. J. J. J.	70 JACQUES TREMBLAY	J. J. J. J.
TATSEY TEPIN	70 L. DR.	Tatsey Tepin
D. DORION	68 L. DR.	D. Dorion
B. DIONNE	68 L. DR.	B. Dionne
A. Tremblay	64 W. Lake Dr.	Annie Tremblay

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BLV. IS UNBEARABLE FOR RESIDENTS OF PEMBROKE PARK
LAKES AND PARK LAKES ESTATE.

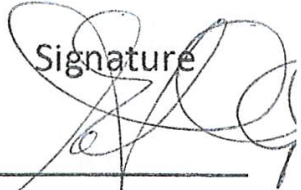
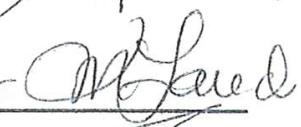
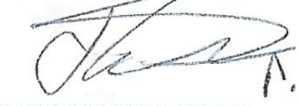
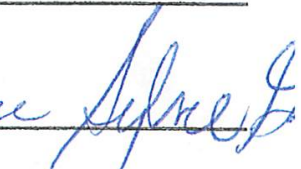
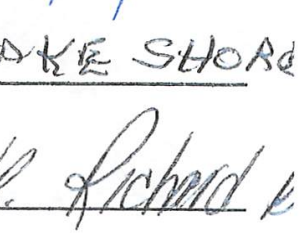
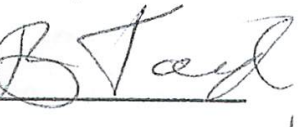
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BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name	Address	Signature
<u>XULEMILE GARNEAU</u>	<u>13 West Lake Dr</u>	<u>[Signature]</u>
<u>Sylvie PERRON</u>	<u>61</u>	<u>[Signature]</u>
<u>Linda Lamarche</u> <u>Bernard Ferland</u>	<u>100 Lake Shore Dr.</u>	<u>[Signature]</u>
<u>Yannick Dufour</u>	<u>104 Lake Shore Dr</u>	<u>[Signature]</u>
<u>Vicky Chiasson</u>	<u>P.L</u>	<u>[Signature]</u>
<u>Bernadette Nadreau</u>	<u>106 Lake Shore Dr</u>	<u>[Signature]</u>
<u>Guy Nadreau</u>	<u>106 " "</u>	<u>[Signature]</u>

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
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PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name	Address	Signature
STHEL WESSARD	128 LAKE SHORE	
Madeline Landry	105 North Lake Shore Dr	
PN Pierre Rimeau	107 NORTH LAKES SHORE	
ylvie Goyette	107 North Lake Shore	
GASTON BEAUDOIN	114 N. LAKE SHORE	
Richard Bullock	116 N Lake Shore Dr	
Bon Tardif	118 Lake Shore	

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BLV. IS UNBEARABLE FOR RESIDENTS OF PEMBROKE PARK
LAKES AND PARK LAKES ESTATE.

LE BRUIT CAUSÉ AU KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name _____

Address

Signature

Name	Address	Signature
<i>[Handwritten Name]</i>	132 WORTH LAKE SHORE	<i>[Handwritten Signature]</i>

YES GIKARD 204 Lake Shore Drive PUL

George Lurien 220 Lake Shore Drive

MARTIN REMILLARD 16 W LAKE DRIVE *Martin Remillard*

LISETTE LALGIANTE 16 W. LAKE DRIVE Lisette Lalgiant

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BLV. IS UNBEARABLE FOR RESIDENTS OF PEMBROKE PARK
LAKES AND PARK LAKES ESTATE.

LE BRUIT CAUSÉ AU KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name

Address

Signature

Dany Butow 23 West Lake Drive 

Nicole Plante 17 West Lake Park

Rene Plante " " " " 

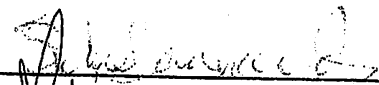
Genevieve Gervais 31 West Lake Drive

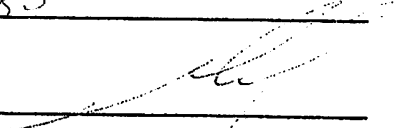
MARIA E. NIETO

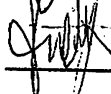


ROBERTA KOSKINEN 183

GILLES BOUCHARD 1624 W




H. Marché

 167 Pembroke Park 33009

DENIS LAMOREUX 170 Park Lakes

Martin Rémillard <mremillard350@gmail.com>

(aucun objet)

1 message

maurice minier <moriss1@hotmail.fr>

22 novembre 2023 à 08 h 31

À : "mremillard350@gmail.com" <mremillard350@gmail.com>

Once on the square, everything seems more normal, I hear both high and low sounds. How to explain this difference?

Let's see what we know about sound: it's a wave. That is to say that our vocal cords, the membrane of a loudspeaker, or even the string of a guitar vibrates, and makes the air around it vibrate. But when I vibrate the end of a tight rope, or the surface of a lake with a stick, the disturbance I have inflicted on the medium spreads, and moves away from the source. These are the concentric ripples on the surface of the water for example, they constitute a wave.

For sound, it is a succession of high and low pressures that move away in all directions from the source of the noise. Once it reaches our ear, this wave makes our eardrum vibrate, like a tiny drum skin. These vibrations are converted into electrical oscillations by

sensory cells, carried to the brain where they are interpreted. The louder the sound, the greater the range of movement our eardrum will have. The faster the vibration rate, the higher the sound will be perceived as high (high frequency), and the slower it is, the lower the sound will seem. Our ear is designed to perceive frequencies as low as 20 Hertz (20 round trips of the eardrum per second) and as high as 20,000 Hertz, at least if our ear is in its best shape.

Envoyé de mon iPad

: 22/11/2023 08:54

Gmail - (aucun objet)

Martin Rémillard <mremillard350@gmail.com>

(aucun objet)

1 message

maurice minier <moriss1@hotmail.fr>

22 novembre 2023 à 08 h 32

À : "mremillard350@gmail.com" <mremillard350@gmail.com>

sound wave is a mechanical vibration that propagates through a material medium, such as air or a liquid. In air, the speed of sound propagation is 340 m.s^{-1} under usual conditions of temperature and pressure. In water, it is of the order of $1,500 \text{ m.s}^{-1}$. 14 Feb. 2019

Envoyé de mon iPad

b4;pp;llm=il --ccle --cm=ill;0/0il=00s0d+d040;d...=+0+s--k=-110+s--k;l=d+k...d f47000740040040400040-!...l== - f47000740040040400040- /14

22/11/2023 08:53

Gmail - (aucun objet)

Martin Rémillard <mremillard350@gmail.com>

(aucun objet)

1 message

maurice minier <moriss1@hotmail.fr>

22 novembre 2023 à 08 h 32

À : "mremillard350@gmail.com" <mremillard350@gmail.com>

Re: Low Sounds Heard Further Than High Sounds

To travel 30 meters, high-pitched (or high-frequency) sounds make more oscillations than low-pitched sounds. However, damping depends on the number of oscillations, therefore a high-pitched sound is damped more quickly than a low-pitched sound at the same distance.

There is a problem on this subject: Concerts in stadiums. Let's imagine a spectator located 30 meters from the stage, to prevent him from hearing only the bass, we put a loudspeaker 30m away and only emit highs. On the other hand, you have to delay the sounds by 1 tenth of a second...
589 / 5 000

Envoyé de mon iPad

Gmail - (aucun objet)

(aucun objet)

maurice minier <moriss1@hotmail.fr>

À : "mremillard350@gmail.com" <mremillard350@gmail.com>

Envoyé de mon iPad

Page 515 of 1023

22/11/2023 08:57

Gmail - (aucun objet)

Martin Rémillard <mremillard350@gmail.com>

(aucun objet)

1 message

maurice minier <moriss1@hotmail.fr>

22 novembre 2023 à 08 h 30

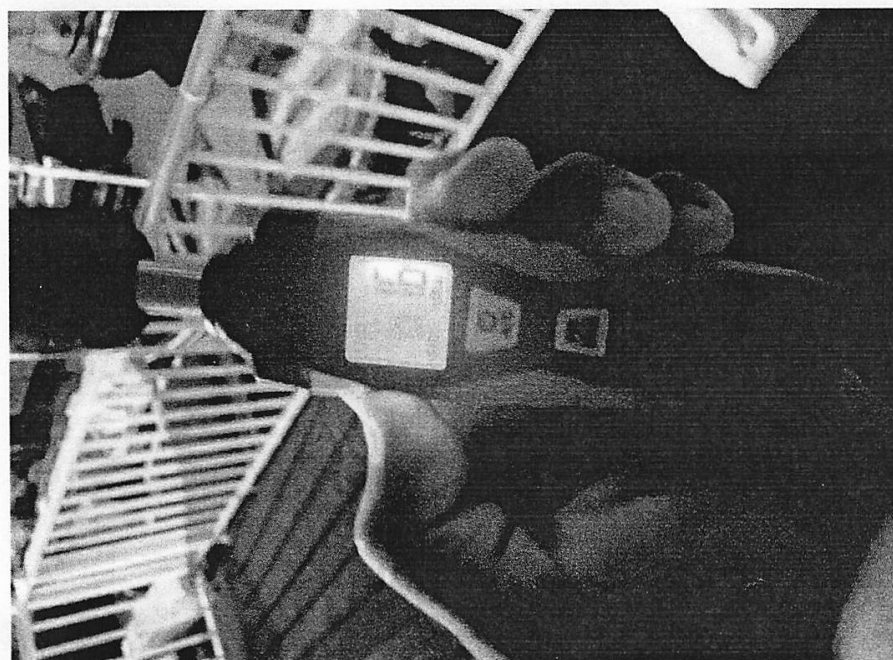
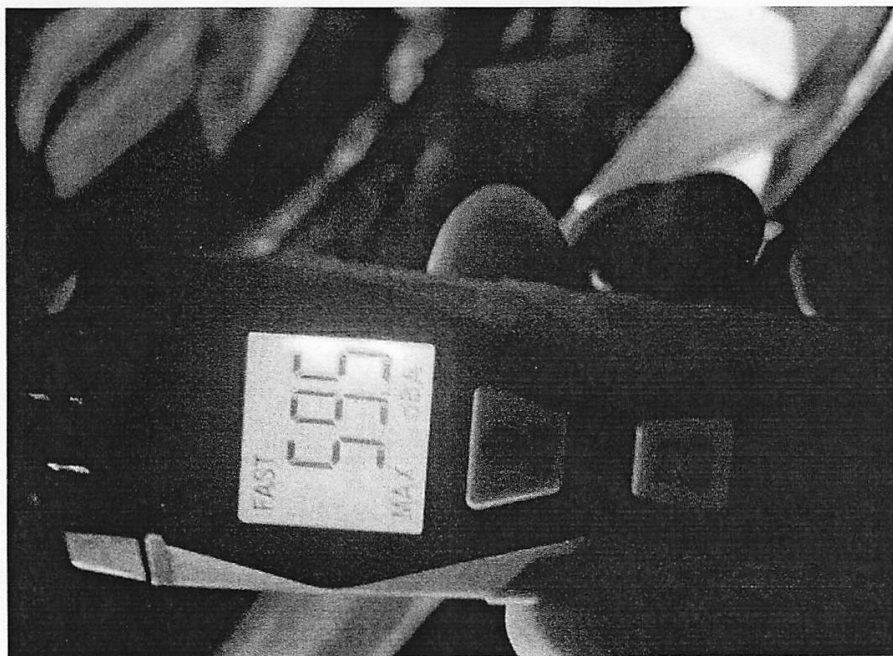
À : "mremillard350@gmail.com" <mremillard350@gmail.com>

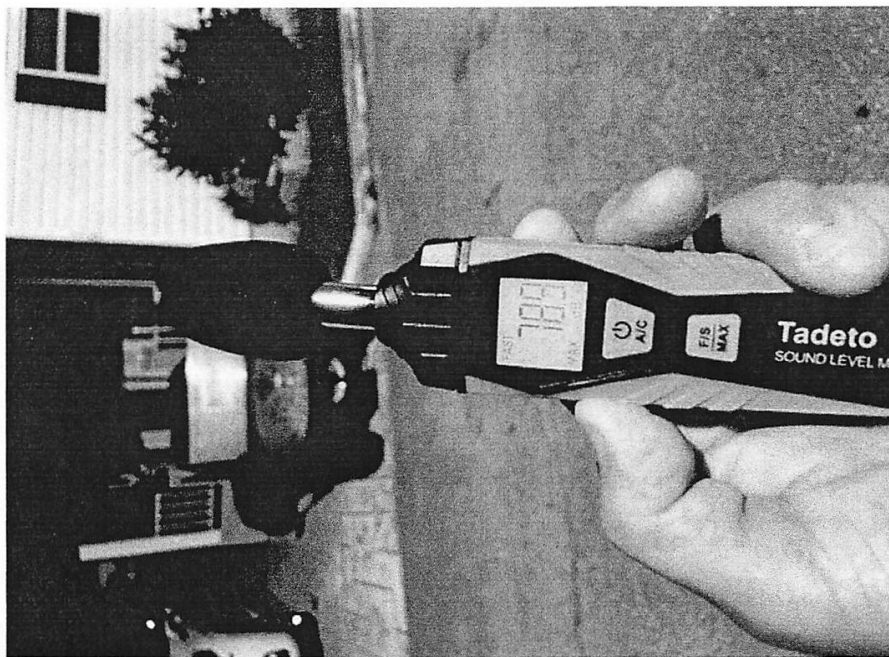
The speed of sound in air at 15°C at sea level is approximately 340 m/s (1,224 km/h). In water, sound travels more than four times faster,

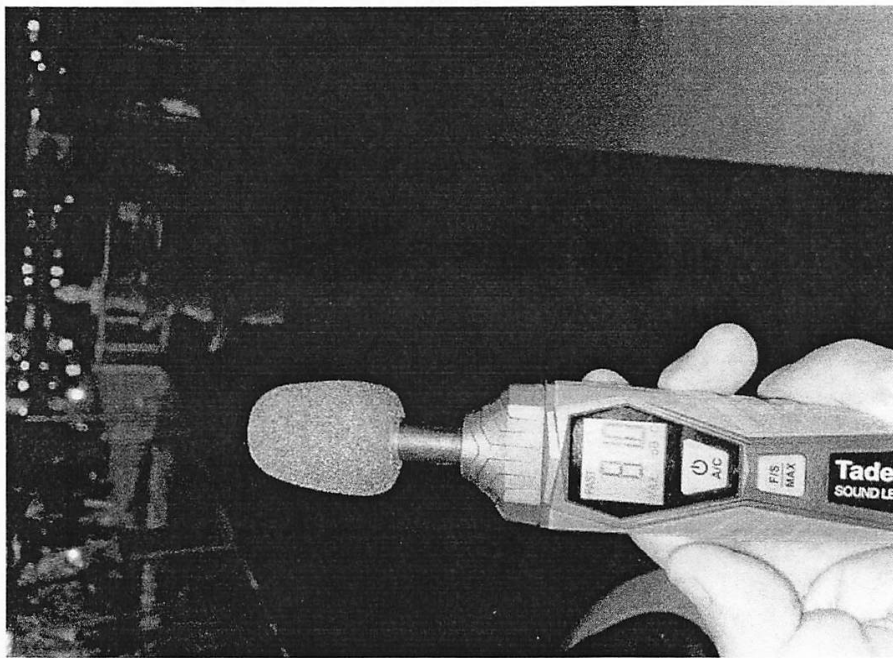
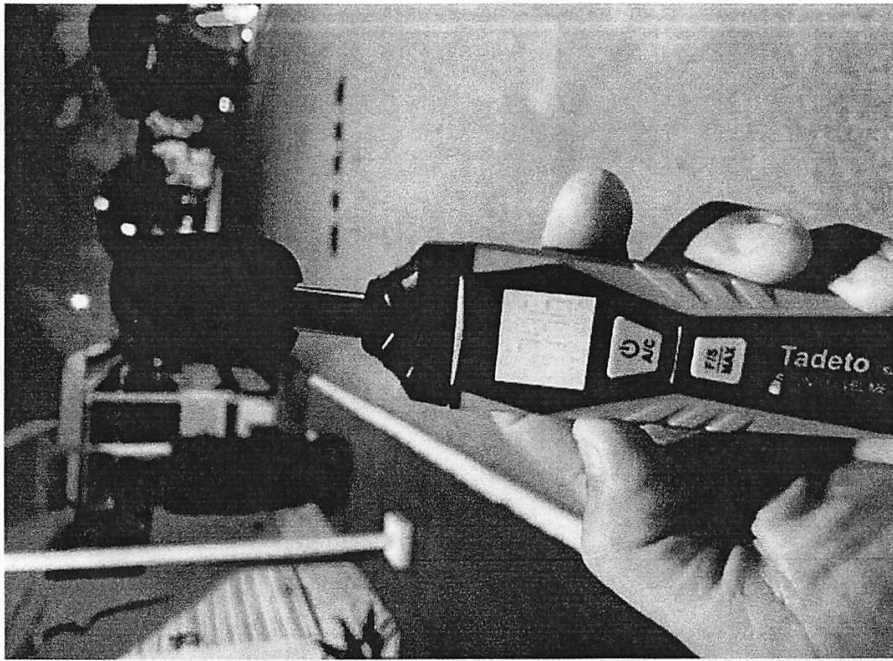
Envoyé de mon iPad

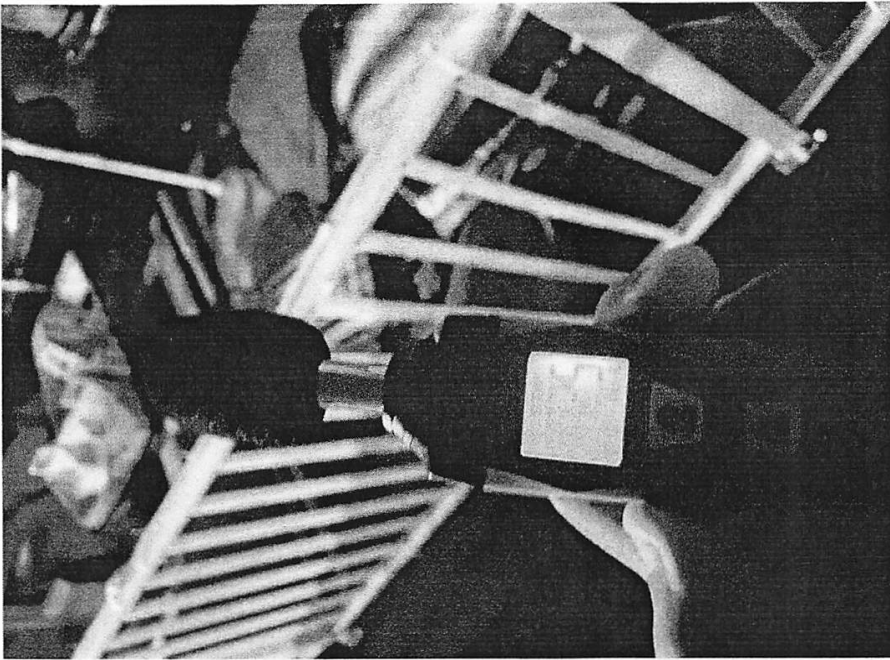
Mail body:

[TÄ©Ä©charger les images en pleine rÄ©solution](#)
Disponible jusqu'au 21 dÄ©c. 2023









Envoyé de mon iPad

18:00 Lun. 20 nov.



AA

translate.goo

Amazon kia carnival alouette fina... coupe gray h... CLINIQUE D... La musique r... |

≡ Google Traduction

Texte

Images

Documents

Sites Web

Détection de la langue Français Anglais Arabe ▼



La vitesse du son dans l'air à 15 °C au niveau de la mer est d'environ 340 m/s (soit 1 224 km/h). Dans l'eau, le son se propage plus de quatre fois plus vite, ...



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164 / 5000



18:06 Lun. 20 nov.



Google Traduction

basses?

 b:

Un orchestre est sur la place de ma ville. Je m'en approche par de petites rues. Ca a déjà commencé, je perçois un peu de musique. Mais c'est bizarre, on entend surtout des "Boum, Boum..." et pas vraiment de sons aigus... N'y aurait-il que des percussions?

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Une fois sur la place, tout semble plus normal, j'entends aussi bien les sons aigus que les graves. Comment expliquer cette différence?

hi

Voyons ce que l'on connaît du son: c'est une onde. C'est à dire que nos cordes vocales, la membrane d'un haut-parleur, ou encore la corde d'une guitare vibre, et fait vibrer l'air qui l'entoure. Mais quand je fais vibrer l'extrémité d'une corde tendue, ou la surface d'un lac avec un bâton, la perturbation que j'ai infligée au milieu se propage, et

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Historique



Enregistrée

17:55 Lun. 20 nov.

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AA

translate.goo

Amazon.com:... kia carnival 2... alouette final... coupe gray hi... CLINIQUE DE...

≡ Google Traduction

Texte

Images

Documents

Sites Web

Détecter la langue Français Anglais Arabe ✓



Une onde sonore est une vibration mécanique qui se propage dans un milieu matériel, comme l'air ou un liquide. Dans l'air, la vitesse de propagation du son est de 340 m.s-1 dans les conditions usuelles de température et de pression. Dans l'eau, elle est de l'ordre de 1 500 m.s-1.
1.14 févr. 2019



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293 / 5000



Historique



Enregistrée

rock dure au moins une heure, il d'une perte d'audition permanent

17:52 Lun. 20 nov.

...



AA

translate.goo

Amazon.com: U...

G kia carnival 202...

G alouette final co...

G coupe gray hist...

≡ Google Traduction

Texte

Images

Documents

Sites Web

Détecter la langue Français Anglais Arabe



Re : Sons Graves Entendus plus loin que Sons Aigus



R

Pour parcourir 30 mètres, les sons aigus (ou à hautes fréquence) font plus de d'oscillations que les sons graves. Or l'amortissement est fonction du nombre d'oscillation, par conséquent un son aigu est plus vite amorti qu'un son grave à une même distance.

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Il existe une problématique à ce sujet : Les concerts dans les stades.

Imaginons un spectateur situé à 30 mètres de la scène, pour éviter qu'il n'entende que la basse, on met un haut-parleur à 30m et on émet que des aigus. Par contre il faut décaler le son de 1 dixième de seconde...

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589 / 5000



s'éloigne de la source. Ce sont les rides concentriques à la surface de l'eau par exemple, elles constituent une onde.

Pour le son, c'est une succession de haute et de basses pressions qui s'éloigne dans toutes les directions à partir de la source du bruit. Une fois arrivée à notre oreille, cette onde fait vibrer notre tympan, comme une minuscule peau de tambour. Ces vibrations sont converties en oscillations électriques par des cellules sensorielles, acheminées jusqu'au cerveau où elles sont interprétées. Plus le son est fort, et plus notre tympan aura une grande amplitude de mouvement. Plus le rythme de vibration est rapide, plus le son sera perçu comme aigu (haute fréquence), et plus il sera lent, plus le son semblera grave. Notre oreille est conçue pour percevoir des fréquences aussi basses que 20 Hertz (20 allers-retours du tympan par seconde) et aussi hautes que 20000 Hertz, du moins si notre oreille est au mieux de sa forme.

18:07 Lun. 20 nov.

...



AA

translate.goo

alouette fin

coupe gray h...



CLINIQUE D...



La musique r...



Sons Graves...

Détecter la langue Français Anglais Arabe



Les instruments sont en S, et émettent des ondes de fréquences diverses dans toutes les directions. Les basses fréquences vont facilement être diffractées par les angles des bâtiments, et "s'écouler" jusqu'à nos oreilles de spectateur retardataire. Les hautes fréquences (les aigus) sont moins sensibles à la diffraction, ils contournent bien plus difficilement les coins de murs: ils ne parviendront pas jusqu'à nous s'ils ne peuvent pas cheminer en ligne droite. On n'entend donc que les basses...



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Joseline Ramirez

From: Mario Chevrier <chev_57@hotmail.ca>
Sent: Thursday, January 11, 2024 3:38 PM
To: Joseline Ramirez
Subject: Noise complaint!

Hello Ms Ramirez,

Mr B.Saysset from Park Lake gave me your coordinates so I could write to you.

At the beginning of December I sent a complaint directly through the Pembroke Park web site but never received a follow up. I also made a complaint to Park Lake.

Mr Saysset just informed me that only one complaint was made in December. I never called the police because I did not want to annoy them with this matter that is not life threatening. I took note (calendar) of every night and early mornings that the noise was intolerable.

I plan to be at the meeting next wednesday and hope there will be solution to the problem.

Thank-you, Mario Chevrier& Madeleine Landry

Téléchargez [Outlook pour 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.

Incident Details

Incident Number: L2223120600010999

Incident Status: Closed

Incident Date: 12/06/2023 20:24:32

Last Updated: 12/06/2023 20:41:53

INCIDENT INFORMATION

Incident Type Code:	22N	Incident Type Description:	22N-DISTURBANCE-NOISE COMPLAINT
Priority:	4	Incident Status:	Closed
Created By Name:	AVRIL, MELISSA	Created by Agency/Userid:	COMM/BS20467
Modifying Circ:		Dispositions:	B
Report Numbers:			
Associated Incidents:	None		

LOCATION INFORMATION

Location Name:		Building:	
Address:	3194 W HALLANDALE BEACH BLVD	Apartment:	
City:	PK	Cross Street:	1 W LAKE DR / 3100 LAKE SHORE DR
Area:	22	Sector:	
Zone:	2211	Reporting District:	
Latitude:	25.98464876	Longitude:	-80.17462952

CALLER INFORMATION

Caller Name:	ROBERT	Caller Phone Number:	(819) 668-2501
Caller Location:	65 W LAKE CT	Caller City:	
Contact Caller:	Yes	Call Source:	1-911 CALL

INCIDENT TIMES

EVENT:	DATE TIME:	AGENCY/USER:	DEVICE:	EVENT:	ELAPSED TIME:
ANI/ALI Received:	12/06/2023 20:21:22			Call Received to Phone Pickup:	00:00:30
Phone Pickup:	12/06/2023 20:21:52	COMM/BS20467	C01	Phone Pickup to Created:	00:02:40
Incident Created:	12/06/2023 20:24:32	COMM/BS20467	C01	Phone Pickup to 1st Dispatch:	00:04:45
1st Unit Dispatched:	12/06/2023 20:26:37	COMM/BS11498	S29	Created to 1st Dispatched:	00:02:05
1st Unit Enroute:	12/06/2023 20:27:18	COMM/BS11498	S29	1st Dispatch to 1st Enroute:	00:00:41
1st Unit Arrived:	12/06/2023 20:34:10	COMM/BS11498	S29	1st Enroute to 1st Arrived:	00:06:52
Route Closed:	12/06/2023 20:39:05	COMM/BS11498	S29	Created to Closed:	00:14:33

ASSIGNED UNITS

Pri	UNIT:	DISPATCH:	ENROUTE:	ARRIVE:	ENROUTE HOSPITAL:	ARRIVE HOSPITAL:	CLEAR:	DISPATCH TO CLEAR:	DISPO:
	22/22A11	12/06/2023 20:26:37	12/06/2023 20:27:19				12/06/2023 20:33:37	00:07:00	
*	22/22A12		12/06/2023 20:27:18	12/06/2023 20:34:10			12/06/2023 20:39:05	00:00:00	B

ASSIGNED PERSONNEL

UNIT:	OFFICERID:	OFFICER NAME:
22/22A11	PK0012	Mobley, Eugene
22/22A12	PK0025	Brower, Ryan

INCIDENT COMMENTS

DATE TIME:	USERID:	DEVICE:	COMMENTS:
12/06/2023 20:24:32	BS20467	C01	CALLER ADV LOUD MUSIC AT ABOVE 1020 WOULD LIKE UNIT TO 1056 AT 2ND 1020
12/06/2023 20:34:04	BS11498	S29	22A12 ADV THERE IS NO LOUD MUSIC AT THE LOUNGE..WILL MAKE LL W/THE CALLER
12/06/2023 20:34:48	BS20671	N11	Dup: COMP ADV LOUD NOISE COMING FROM A BUSN NEAR THE 1020 3188 LAKE SHORE DR, PK
12/06/2023 20:41:53	BS11900	S05	Dup: REF VERY LOUD MUSIC PLAYING AT KELSEYS LOUNGE AND RESIDENTS INSIDE THE MOBILE HOME PARK BEHIND THE LOUNGE ARE UPSET

PRE-SCHEDULED INFORMATION**ADDRESS CHANGES****PRIORITY CHANGES****INCIDENT TYPE CHANGES**

PUBLIC INFORMATION REQUEST FORM



Date: 12/19/2023

FEE: _____

NAME: Kelsay Freitas

ADDRESS: 3194 W Hallandale Beach Blvd suit J

TELEPHONE NUMBER: 954-991-2902

EMAIL ADDRESS: freitushospitality@gmail.com

REQUESTED INFORMATION: All documentation related
to #9150

P H O N E M E M O	TO	kelsey		DATE	12/19/23	TIME	11.21	☒ AM
	FROM	954 991 2902		PHONE (				
	OF			CELL (				
				FAX (				
	M E S S A G E	Case # 9150. Proff for the noise. urgent.						
		E-MAIL ADDRESS						SIGNED
		PHONED ☐	CALL BACK ☐	RETURNED CALL ☐	WANTS TO SEE YOU ☐	WILL CALL AGAIN ☐	WAS IN ☐	URGENT ☐

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

MIAMI FL 330

7 DEC 2023 PM 6 L

3192-4 W Hallandate 7. MGMT
Office

NOV #9150

UNC

3192 W Hallandate Beach Blvd, #J
Pembroke Park, FL 33009



quadiant

FIRST-CLASS MAIL
IMI

\$000.63

12/06/2023 ZIP 33023
043M30245597

US POSTAGE

NIXIE

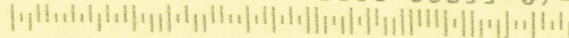
331 CE 1

2212/22/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2606-00855-07-43



UNC

33009-5413501

CERTIFIED MAIL
PLEASE SHIP AT TOP OF ENVELOPE TO THE RIGHT
 OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

3192-4 W HALLANDALE LLC %MGMT OFFICE
 NOV #9150
 3192 W HALLANDALE BEACH BLVD J,
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7720 71

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0787

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

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

Mail Restricted Delivery (00)

Domestic Return Receipt

TOWN OF PEMBROKE PARK CODE

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



MIAMI FL 330

7 DEC 2023 PM 4 L

7022 2410 0002 7328 0782



Happy Holidays

\$008.53

12/07/2023 ZIP 33023
043M3024559

US POSTAGE

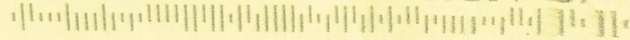
UAC

3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150
3192 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009

NIXIE 331 DE 1 0012/22/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33023541350 *2938-05164-07-4 6



NSN

000003-516400

CERTIFIED MAIL
 PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
 OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

3192-4 W HALLANDALE LLC %MGMT OFFICE
 NOV #9150
 3192 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7720 64

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0794

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

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 CODE

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



MIAMI FL 330

7 DEC 2023

7022 2410 0002 7328 0794



Happy Holidays

Quadrant
CORRECTION
IMI

\$008.53⁰

12/07/2023 ZIP 33023
043M30245597

US POSTAGE

UNC

3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150
3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

UNC

330235413
33009-516499

NIXIE

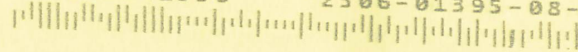
331 SE 1

2212/22/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2506-01395-08-03



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

Folio

514220000300

Legal Description

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

Case Status Closed **Case #** 5378

Notes 1. No Business Tax Receipt. Obtain Business Tax Receipt to operate.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
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
8/24/2021	8/19/2021	Final Order	Certified Mail
9/17/2021		Affidavit of Compliance	Regular Mail
8/13/2024	9/18/2024	Notice of Formal Hearing - Abate Fine	Email

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)	9/17/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	9/17/2021	\$1,500.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$1,600.00

Payments

Date	Payment Type Name	Amount
------	-------------------	--------

Case Overview

	Total Payments	\$0.00
	Fees Outstanding	\$1,600.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Pembroke Park
Warehouses
Holding/Rozzco Services
Repair

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3182

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
Pembroke Park Warehouses Holding/Rozzco Services Repair 3182 Pembroke Rd Pembroke Park, FL 33009	5378	08/13/2024
Property Owner:	Property Description:	Certified Mail #:
Pembroke Park Warehouses Holding/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 #3182	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of September, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **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 COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 8/13/24

Phone #: 954-981-2208

Case # 5378

E-mail: nancy.romero@absolute
mgmt.com

Address of Violation: 3182 Pembroke Road

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Nancy V. Romero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5378 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the Aug. 21, 2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 10/6/2020 imposing the fine of \$ 1600.00 for violation(s) of the Town's Code of Ordinances: Sec # 15-17, BTR Required

Brief summary for request: financial hardship

Nancy V. Romero

Petitioner's Name (Print)

[Signature]

Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Nancy V. Romero and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 8/13/24.

Notary Public State of Florida: [Signature]

My Commission expires: 4-8-28



Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: August 14, 2024
INVOICE # 435
FOR:

Case #5378
PEMBROKE PARK
WAREHOUSES HOLDING
Rozzco Services Repair
3120 SW 19 ST #3182,
PEMBROKE PARK, FL 33009

Bill To:
PEMBROKE PARK
WAREHOUSES HOLDING
Rozzco Services Repair
3120 SW 19 ST #3182,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17.		
	Final Order 08/19/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
15	Day(s) of Per Diem from (09/02/2021 - 09/17/2021)	\$ 100.00	\$ 1,500.00
	Recommend to Abate Per Diem Fine by 85%		\$ 225.00
	\$225.00 + \$100.00		\$ 325.00
	Balance		\$ 1,600.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature ☒ 	
1. Article Addressed to: FRANKLIN L ZEMEL C/O ARNSTEIN & LEHR LLP A.F.O #5387, 5366, #5376, #4746, #5379 200 EAST LAS OLAS BLVD. SUITE 1000, FORT LAUDERDALE, FL, 33301		B. Received by (Printed Name) _____ C. Date _____	
2. Article Number (Transfer from service label) 7021 1970 0000 4565 3208		D. Is delivery address different from item 1? ☐ 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 Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Rozco Services Repair
Site Address 3182 Pembroke Rd
Permit # _____

Date 10/06/20
Case # 5378
Sub/Parc Pembroke Park Warehouses

- | | |
|--|---|
| ☐ *STOP ALL WORK | ☐ Approved Plan Not Being Followed |
| ☐ No Building Permit | ☐ Permit Not on Job |
| ☐ Violation of Florida Building Code # _____ | ☐ Approved plan not on Job |
| ☒ Violation of Town Ordinance # <u>15-17</u> | ☐ Re-Inspection Fee |
| ☐ NFPA # _____ | ☐ Repeat Violation (Double fine) |

Violation (s)

1. No Business Tax Receipt.

Corrective Action(s)

1. Obtain Business Tax Receipt

- ☒ Structural
☒ Code Enf.

- ☐ Plumbing
☐ Zoning

- ☒ Mechanical
☒ Business Tax Receipt

- ☐ Electrical
☐ Other _____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 15
20 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

Iseline Ramirez
Code Enforcement Officer

Dropped off at door
Received by

White: Original Copy

Yellow: Officer's Copy

Pink: Violator

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5378
Petitioner,)
)
vs.)
)
PEMBROKE PARK WAREHOUSES)
HOLDING)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 19, 2021, after service and due notice was provided to Respondent(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: 3182 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3150 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 20 00 0300

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

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) 15-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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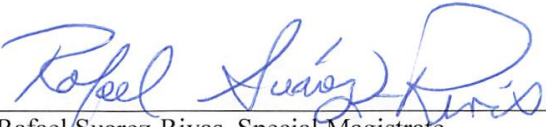
ORDER

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) 15-17 WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING held 19th day of August 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 19th day of August 2021.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of August, 2021.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 0350 0001 0297 8201

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

Postage
 \$ _____

Total Postage and Fees
 \$ _____

Sent To Pembroke Park Warehouses Holding
F.O. #5378, #5379
3150 Pembroke Rd
Pembroke Park, FL 33009

PS Form 3800, April 2019

Postmark Here
 AUG 23 2021

7021 0350 0001 0297 8195

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

Postage
 \$ _____

Total Postage and Fees
 \$ _____

Sent To Pembroke Park Warehouse Holding
F.O. #5378, #5379
3850 Hollywood Blvd, STE 400
Hollywood, FL 33021

PS Form 3800, April 2019

Postmark Here
 AUG 23 2021

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature <i>x K Derilly Card 19</i> ☒ Agent ☐ Addressee	
1. Article Addressed to: Pembroke Park Warehouse Holding F.O. #5378, #5379 3850 Hollywood Blvd, STE 400 Hollywood, FL 33021		B. Received by (Printed Name) <i>Karen Derilly</i> C. Date of Delivery <i>08/25/21</i>	
2. Article Number (Transfer from service label) 7021 0350 0001 0297 8195		D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below:	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Registered Mail ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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

Postage \$
 Total Postage and Fee \$

Sent To **Pembroke Park Warehouse Holding**
 NOH #5378, #5379
 Street and Apt. No. **3850 Hollywood Blvd, STE 400**
 City, State, ZIP+4® **Hollywood, FL 33021**

PS Form 3800, April 2010

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7021 0350 0001 0298 1324

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

Postage \$
 Total Postage and Fee \$

Sent To **Pembroke Park Warehouses Holding**
 NOH #5378, #5379
 Street and Apt. No. **3150 Pembroke Rd**
 City, State, ZIP+4® **Pembroke Park, FL 33009**

PS Form 3800, April 2010

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Sent To **Rozzco Services Repair**
 Pembroke Park Warehouses
 NOH #5378
 Street and Apt. No. **3182 Pembroke Road**
 City, State, ZIP+4® **Pembroke Park, FL 33009**

PS Form 3800, April 2010

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Sent To **Rozzco Services Repair**
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 City, State, ZIP+4® **Pembroke Park, FL 33009**

PS Form 3800, April 2010

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Street and Apt. No.	3850 Hollywood Blvd, STE 400
City, State, ZIP+4®	Hollywood, FL 33021
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Sent To	NOH #5378, #5379
Street and Apt. No.	3150 Pembroke Rd
City, State, ZIP+4®	Pembroke Park, FL 33009
PS Form 3800	

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Certified Mail Fee \$	
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Street and Apt. No.	NOH #5378
City, State, ZIP	3182 Pembroke Road
	Pembroke Park, FL 33009
PS Form 3800	

TOWN OF PEMBROKE PARK

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

NOV # 5378

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10/08/2020

US POSTAGE \$1



Sent To:

Rozzco Services Repair

3182 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5378

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

5376, #5377, #5378, #5379

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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

ID AVENUE • PEMBROKE PARK, FLORIDA 33023

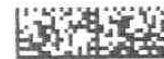
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FIRST-CLASS MAIL

10/08/2020

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ZIP 33023
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Pembroke Park Warehouses Holding
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021-6746



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\(8\)](#).

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

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/1/1992	TD*	\$100	20656 / 143	\$2.00	76,884	SF
8/1/1990	TD*	\$100				
				Adj. Bldg. S.F. (Card, Sketch)		38550
				Eff./Act. Year Built: 1969/1968		

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



[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
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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
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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)
Respondent)

CASE NO. 5378

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.

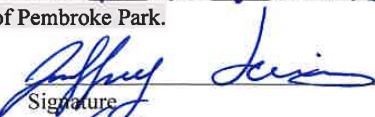
T Y P E O F S E R V I C E

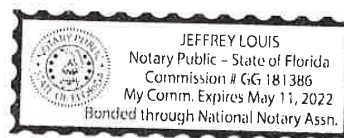
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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.

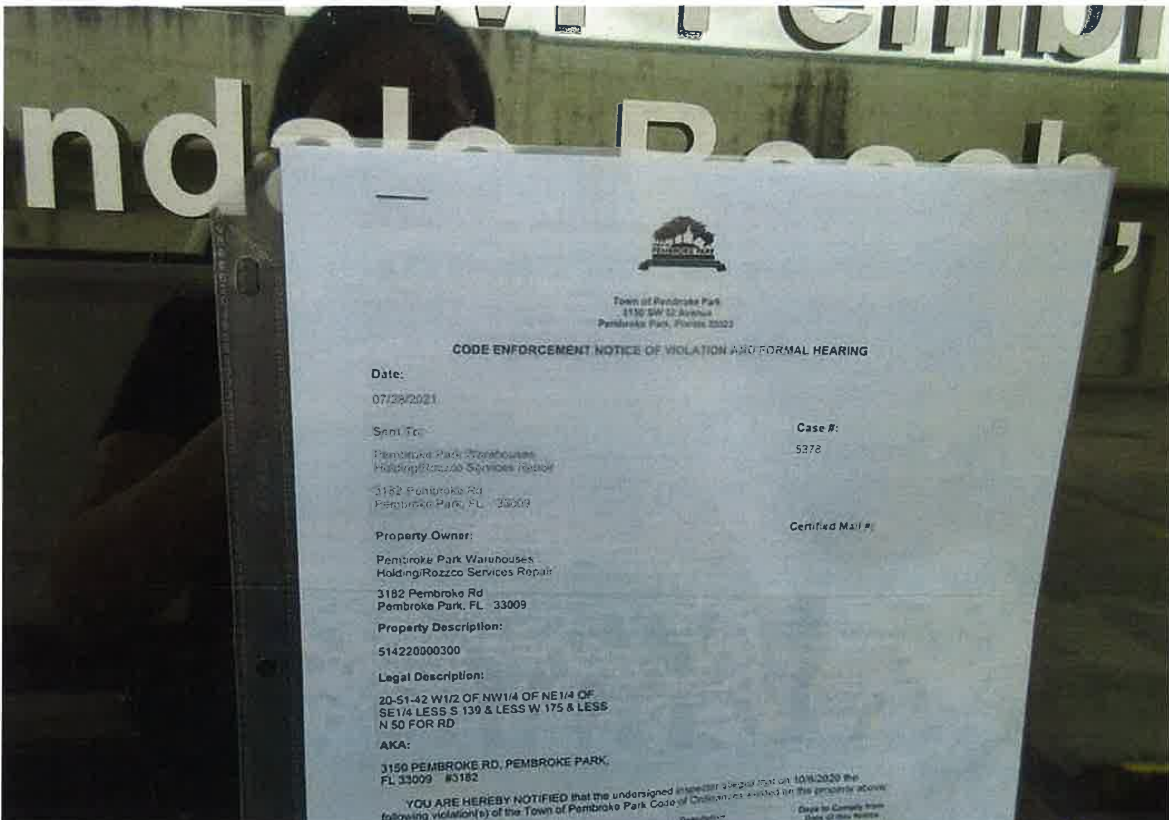

AFFIANT

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
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	5378	10/06/2020
3182 Pembroke Rd Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
Rozzco Services Repair	514220000300	
3182 Pembroke Rd Pembroke Park, FL 33009		
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/Mean of Correction:

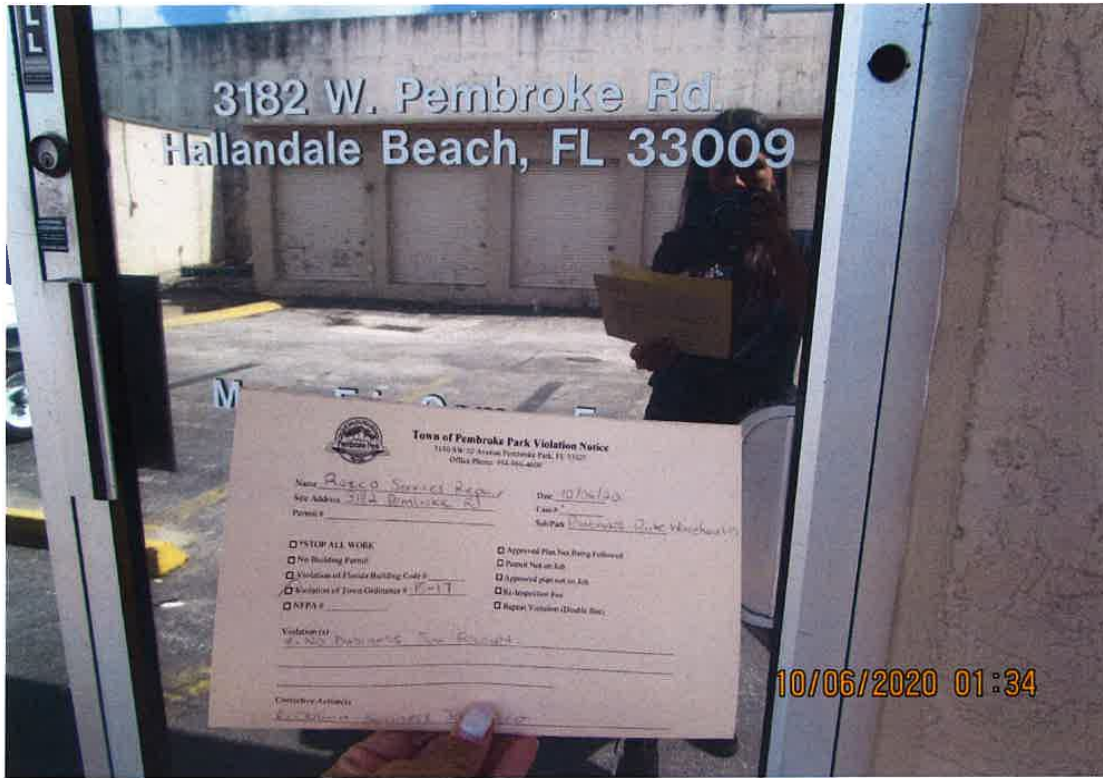
1. No Business Tax Receipt. Obtain Business Tax Receipt to operate.

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





Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3152 W Pembroke Rd Pembroke Park, FL 33009	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3152

Folio

514220000300

Legal Description

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

Case Status	Closed	Case # 5366
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Notes

1. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/1/2020		Notice of Violation	Hand Regular Mail
3/2/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/17/2022	3/16/2022	Final Order	Certified Mail Hand
5/26/2022	6/15/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
6/15/2022	6/15/2022	Amended Final Order	Certified Mail Hand
9/7/2023		Affidavit of Non-Compliance	Certified Mail
9/7/2023	9/20/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/20/2023	9/20/2023	Supplemental Order/Claim of Lien	Certified Mail
9/27/2023		Affidavit of Compliance	Regular Mail
7/19/2024	8/21/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

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.	9/27/2023
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...	9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section 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.	9/27/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	9/27/2023	\$102,000.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$102,100.00

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$102,100.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)

CASE NO. 5366

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3152 W PEMBROKE RD PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING
AT 10:30 A.M. ON THE 07 DAY OF AUGUST 2024.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

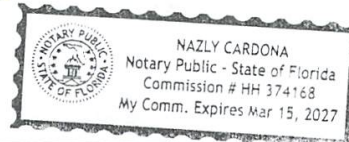

AFFIANT

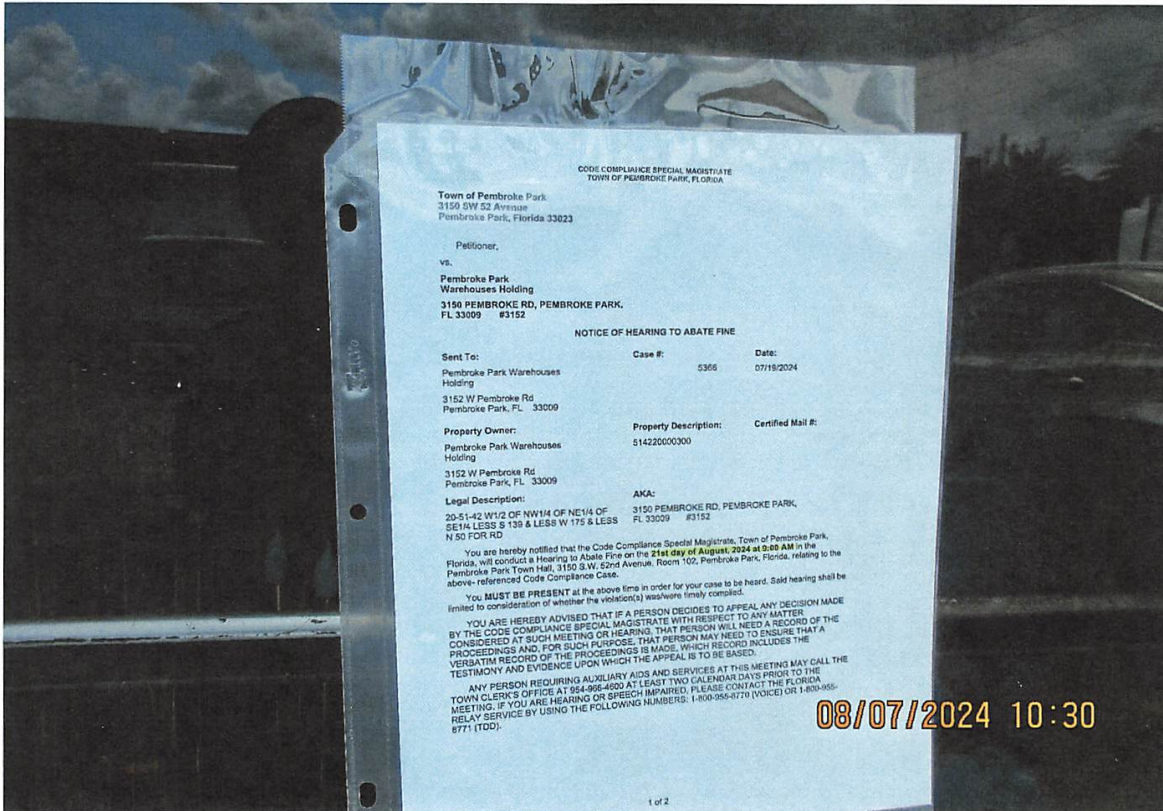
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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





Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: August 1, 2024
INVOICE # 435
FOR:

Case #5366
Pembroke Park Warehouses
Holding
3152 PEMBROKE RD,
PEMBROKE PARK, FL 33009

Bill To:

Pembroke Park Warehouses
Holding
3152 PEMBROKE RD,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-2(a)(b).		
	Amended Final Order 06/15/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
408	Day(s) of Per Diem from (08/15/2022 - 09/27/2023)	\$ 250.00	\$ 102,000.00
1	Recorded Lien	\$ 48.50	\$ 48.50
1	Release of Lien	\$ 8.50	\$ 8.50
	Recommend to Abate Per Diem Fine by 85%		\$ 15,300.00
	\$15,300.00 + 48,50.00 + 8,50.00 + \$100.00		\$ 15,457.00
	Balance	\$	102,157.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Pembroke Park
Warehouses Holding

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
Pembroke Park Warehouses Holding	5366	07/19/2024
3152 W Pembroke Rd Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
Pembroke Park Warehouses Holding	514220000300	
3152 W Pembroke Rd Pembroke Park, FL 33009		
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 #3152	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of August, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **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 COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Mad
Monkeys



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 7/19/24

Phone #: 954-989-2208

Case # 5364

E-mail: nancy.romero@absolutemgmt.com

Address of Violation: 3152 Pembroke Road

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Nancy V. Romero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5364 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 8/21/2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 3/16/2022 imposing the fine of \$ 100, 100, 00 for violation(s) of the Town's Code of Ordinances: 5-105, 5-2(a)(b), 15-17

Brief summary for request:

financial hardship

Nancy V. Romero

Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Nancy V. Romero and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 7/19/2024

Notary Public State of Florida:

My Commission expires: 4-8-28



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: Pembroke Park Warehouses Holding HOF #5366 3152 PEMBROKE RD, PEMBROKE PARK, FL 3300		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 9590 9402 8582 3244 8656 67		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		Mail Restricted Delivery (00)	
9589 0710 5270 1605 9253 13		Domestic Return Receipt	
PS Form 3811, July 2020 PSN 7530-02-000-9053			

9589 0710 5270 1605 9253 13

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage 9.64

Postmark Here
JUL 19 2021
HOLLYWOOD FL 33021

Pembroke Park Warehouses Holding
HCF #5366
3152 PEMBROKE RD,
PEMBROKE PARK, FL 3300

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

9589 0710 5270 1605 9253 06

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☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage 9.64

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JUL 19 2021
HOLLYWOOD FL 33021

Pembroke Park Warehouses Holding
HCF #5366
3150 PEMBROKE RD,
PEMBROKE PARK, FL 3300

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

9589 0710 5270 1605 9253 20

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☐ Return Receipt (hardcopy) \$
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage 9.64

Postmark Here
JUL 19 2024
HOLLYWOOD FL 33021

Pembroke Park Warehouses Holding
HCF #5366
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021

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

9589 0710 5270 1605 9253 37

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage 9.64

Postmark Here
JUL 19 2024
HOLLYWOOD FL 33021

ZEMEL, FRANKLIN L
C/O Saul Ewing, LLP
HCF #5366
200 EAST LAS OLAS BLVD., STE 1000
FORT LAUDERDALE, FL 33301

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



Handled to the
Property Manager (nd)
Nancy Romero.

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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5366

Petitioner,

vs.

Pembroke Park
Warehouses Holding
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

Respondent(s)

On 4/19/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Pembroke Park Warehouses Holding
Address:	3152 W Pembroke Rd Pembroke Park, FL 33009
Folio:	514220000300
Site Address:	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3152
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

Ordinance/Regulation	Section	Description	Date Completed
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	4/19/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	4/19/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	4/19/2024

Notes/Mean of Correction:

1. No Business Tax Receipts. Obtain Business Tax Receipts. Not corrected.
 2. Tenant build out. Obtain permit and inspections. Permit #23353285-0 complete.
 3. Unpermitted loft. Obtain permit and inspections. Permit #23353285-0 complete.
 4. Unpermitted A/C. Obtain permit and inspections. Permit #23353285-0 complete.
 5. Electrical panel. Obtain permit and inspections. Permit #23353285-0 complete.
- Must complete permit for item #2-5 and obtain BTR.
Permit #23353285-0 legalization of bay 3152-3172 Pembroke Rd, including mechanical, structural, electrical and fire inspections.
No BTR as of 4/19/2024

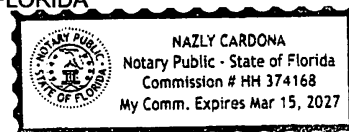
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/19/2024


NOTARY PUBLIC, STATE OF FLORIDA



**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner.

vs.

PEMBROKE PARK WAREHOUSES
HOLDING
Respondent(s)

The Town Clerk, of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Lien for Special Magistrate Case Number

5366

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 20 day of Sept, 23



Dated at Pembroke Park, Broward County, Florida,
on this 27 day of September, 2023

By: [Signature]
Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 20th, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Amended Final Order that was entered on June 15th, 2022. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ___ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3152 PEMBROKE RD,
PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

FOLIO NO.: 5142 20 00 0300

1. The Special Magistrate entered a Amended Final Order on June 15th, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105 and 5-2(a)(b). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on June 15th, 2022, or if no compliance occurred by the due date, there would be a per diem fine of \$250.00 (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had complied with the Amended Final Order issued on June 15th, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$99,100.00 (NINETY NINE THOUSAND AND HUNDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of September 2023.

TOWN OF PEMBROKE PARK

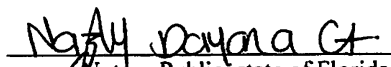

Andre McKenney, Special Magistrate

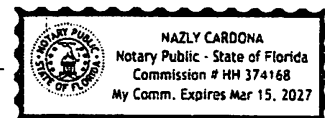
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

September 20, 2023.


Notary Public, state of Florida



Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE PARK WAREHOUSES
HOLDING
Respondent(s)

The Town Clerk, of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Case No. 5366 Magistrate Case Number

5366
The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 20 day of Sept. 23

Dated at Pembroke Park, Broward County, Florida,
on this 27 day of September 2023

By: [Signature]

Town Clerk



SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 20th, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Amended Final Order that was entered on June 15th, 2022. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ___ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3152 PEMBROKE RD,
PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

FOLIO NO.: 5142 20 00 0300

1. The Special Magistrate entered a Amended Final Order on June 15th, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105 and 5-2(a)(b). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on June 15th, 2022, or if no compliance occurred by the due date, there would be a per diem fine of \$250.00 (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had complied with the Amended Final Order issued on June 15th, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$99,100.00 (NINETY NINE THOUSAND AND HUNDRED 00/100 DOLLARS) as of the date of this hearing.

TOWN CLERK

BY _____

ON THE _____ DAY OF _____
TOWN OF BROWARD, FLORIDA

TO WHOM THESE PRESENTS SHALL COME, I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS TO ME.



IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 19____.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of September 2023.

TOWN OF PEMBROKE PARK

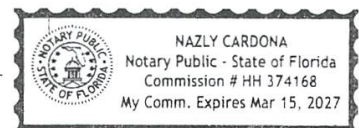

Andre McKenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:
September 20, 2023.


Notary Public, state of Florida



Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of September, 2023.

Nazly Cardona GA.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
HCF #5366
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301



9590 9402 7912 2234 7765 32

2. Article Number (Transfer from service label)

7022 2410 0001 1497 6954

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

USPS10 BOP

C. Date of Delivery

4-11-23

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

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES
HOLDING
HCF #5366
3152 PEMBROKE RD,
PEMBROKE PARK, FL 33009



9590 9402 7912 2234 7844 21

2. Article Number (Transfer from service label)

7022 2410 0001 1497 6930

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES
HOLDING
HCF #5366
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021



9590 9402 7912 2234 7841 79

2. Article Number (Transfer from service label)

7022 2410 0001 1497 6961

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

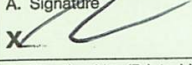
C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

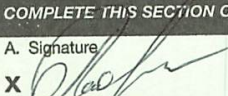
SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee X 	
1. Article Addressed to: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP SOCL #5366 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301  9590 9402 7581 2098 7767 03		B. Received by (Printed Name) <u>USPS BOY</u> C. Date of Delivery <u>8-29-23</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 2024		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

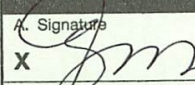
SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee X 	
1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING SOCL #5366 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021  9590 9402 7581 2098 7766 97		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	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 2048		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING SOCL #5366 3152 PEMBROKE RD, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) <i>Svetlana</i>	C. Date of Delivery <i>09/26/2</i>
2. Article Number (Transfer from service label) <i>7022 2410 0001 1497 7296</i>		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (0)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
9590 9402 7581 2098 7729 96		Domestic Return Receipt	
PS Form 3811, July 2020 PSN 7530-02-000-9053			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING SOCL #5366 3150 PEMBROKE RD, PEMBROKE PARK, FL 33009		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) <i>7022 2410 0001 1497 7272</i>		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (0)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
9590 9402 7581 2098 7729 65		Domestic Return Receipt	
PS Form 3811, July 2020 PSN 7530-02-000-9053			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP SOCL #5366 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301		B. Received by (Printed Name) <i>USPS in box</i>	C. Date of Delivery <i>9-23-23</i>
2. Article Number (Transfer from service label) <i>7022 2410 0001 1497 7289</i>		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (0)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
9590 9402 7581 2098 7729 72		Domestic Return Receipt	
PS Form 3811, July 2020 PSN 7530-02-000-9053			

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING SOCL #5366 3152 PEMBROKE RD, PEMBROKE PARK, FL 33009  9590 9402 7581 2098 7767 10 2. Article Number (Transfer from service label) 7022 2410 0001 1497 2017	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>Karina KH</u> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%; font-size: 0.8em;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> </table> Mail Restricted Delivery (0)	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail	
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☐ Adult Signature Restricted Delivery	☐ Registered Mail™														
☒ Certified Mail®	☐ Registered Mail Restricted Delivery														
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™														
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery														
☐ Collect on Delivery Restricted Delivery															
☐ Insured Mail															
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt															

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
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☐ Adult Signature	☐ Priority Mail Express®														
☐ Adult Signature Restricted Delivery	☐ Registered Mail™														
☒ Certified Mail®	☐ Registered Mail Restricted Delivery														
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™														
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☐ Insured Mail															
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt															

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING HCF #5366 3150 PEMBROKE RD, PEMBROKE PARK, FL 33009  9590 9402 7912 2234 7843 08 2. Article Number (Transfer from service label) 7022 2410 0001 1497 6947	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 <table style="width: 100%; font-size: 0.8em;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> </table> Mail Restricted Delivery (0)	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail	
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☐ Adult Signature Restricted Delivery	☐ Registered Mail™														
☒ Certified Mail®	☐ Registered Mail Restricted Delivery														
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™														
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery														
☐ Collect on Delivery Restricted Delivery															
☐ Insured Mail															
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt															

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: 5366

vs.

PEMBROKE PARK WAREHOUSES
HOLDING
Respondent(s)

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 20th, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on March 16th, 2022. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☐ NO ☒

STREET ADDRESS OF SUBJECT REAL PROPERTY: ~~3100 W HALLANDALE BEACH BLVD #504, PEMBROKE PARK, FL 33009~~ *wrong address N.O. Nighly Dalfano A*

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

*send out by cert. mail
the correct one 9/27/23.*

FOLIO NO.: 5142 20 00 0300

1. The Special Magistrate entered a Final Order on March 16th, 2022, 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 SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on March 16th, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **\$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **\$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on March 16th, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$99,100.00** (NINETY NINE THOUSAND AND HUNDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of September 2023.

TOWN OF PEMBROKE PARK

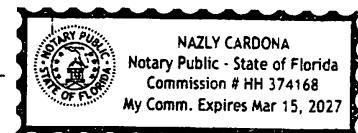

Andre McKenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:
September 20, 2023.


Notary Public, state of Florida



Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PEMBROKE PARK WAREHOUSES HOLDING) CASE NO. 5366
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3152 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING
AT 11:44 A.M. ON THE 09 DAY OF AUGUST 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

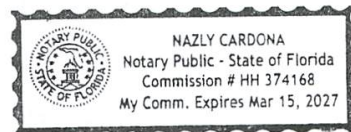
9/13/23
AFFIANT

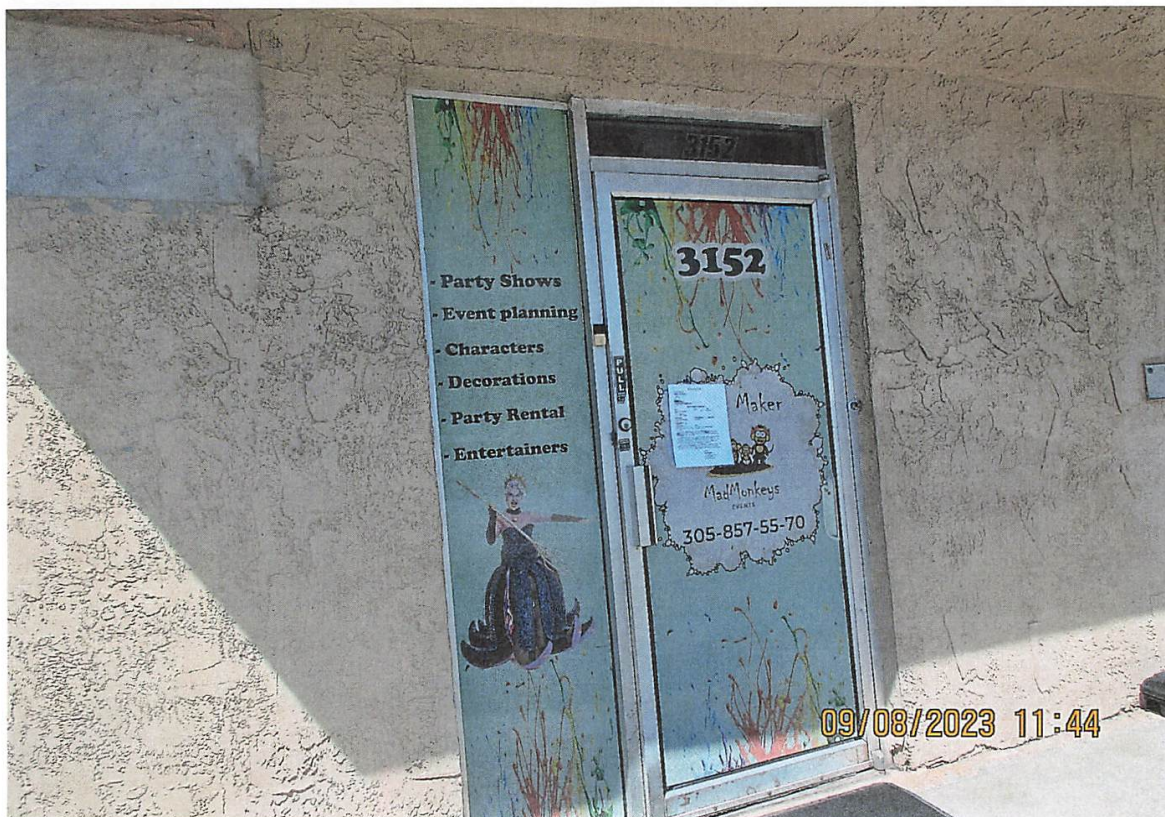
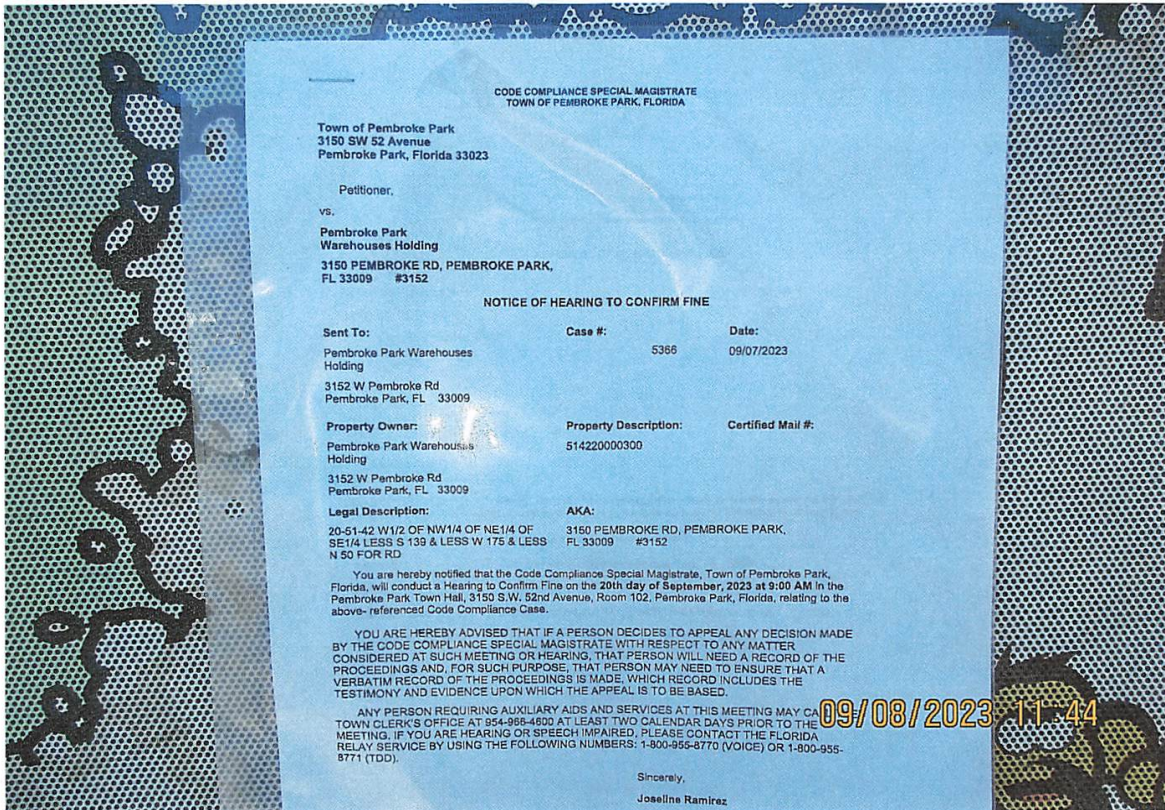
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of Sep., 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

Pembroke Park
Warehouses Holding
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Pembroke Park Warehouses Holding 3152 W Pembroke Rd Pembroke Park, FL 33009	5366	09/07/2023
Property Owner:	Property Description:	Certified Mail #:
Pembroke Park Warehouses Holding 3152 W 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 #3152	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of September, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
5366

Petitioner,

vs.

Pembroke Park
Warehouses Holding
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

Respondent(s)

On 9/7/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Pembroke Park Warehouses Holding
Address:	3152 W Pembroke Rd Pembroke Park, FL 33009
Folio:	514220000300
Site Address:	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3152
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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/7/2023
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: 9/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section 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: 9/7/2023

Notes/Mean of Correction:

1. No Business Tax Receipts. Obtain Business Tax Receipts. Not corrected.
 2. Tenant build out. Obtain permit and inspections. Permit #23353285-0 in progress.
 3. Unpermitted loft. Obtain permit and inspections. Permit #23353285-0 in progress.
 4. Unpermitted A/C. Obtain permit and inspections. Permit #23353285-0 in progress.
 5. Electrical panel. Obtain permit and inspections. Permit #23353285-0 in progress.
- Must complete permit for item #2-5 and obtain BTR.

Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/7/2023


NOTARY PUBLIC, STATE OF FLORIDA
NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



[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
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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5366
Petitioner,)
)
vs.)
)
)
PEMBROKE PARK WAREHOUSES)
HOLDING)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO _____

SUBJECT REAL PROPERTY: 3152 W PEMBROKE PARK RD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

FOLIO NO.: 5142 20 00 0300

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b) and 15-17 WITHIN 6⁰ DAYS OF THE DATE OF THE FORMAL HEARING held on 15th day of June 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 15th day of June 2022.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No _____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2022.



Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 1970 0000 4565 3178

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 8.36

Total Postage and Fee
 \$ 8.36

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

Postmark Here
 JUN 16 2022

Pembroke Park Warehouses Holding
 /Air Concepts A/C Services Inc.
 A.F.O #5387, 5366,#5376,#4746,#5379
 3850 HOLLYWOOD BLVD STE 400,
 HOLLYWOOD, FL, 33021

PS Form 3800, April 2019

7021 1970 0000 4565 3192

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 8.36

Total Postage and Fee
 \$ 8.36

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

Postmark Here
 JUN 16 2022

Pembroke Park Warehouses
 Holding/Air Concepts A/C Services Inc.
 A.F.O #5387, 5366,#5376,#4746,#5379
 3150 PEMBROKE ROAD,
 PEMBROKE PARK, FL, 33009

PS Form 3800, April 2019

7021 1970 0000 4565 3208

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 8.36

Total Postage and Fee
 \$ 8.36

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

Postmark Here
 JUN 16 2022

FRANKLIN L ZEMEL C/O ARNSTEIN
 & LEHR LLP
 A.F.O #5387, 5366,#5376,#4746,#5379
 200 EAST LAS OLAS BLVD. SUITE 1000,
 FORT LAUDERDALE, FL, 33301

PS Form 3800, April 2019

7021 1970 0000 4565 3215

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 0.36

Total Postage and Fee
 \$ 0.36

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

Postmark Here
 JUN 16 2022

Claudia Pinzon/ Pembroke Park
 Warehouses Holding /Air Concepts A/C
 Services Inc./A.F.O #5387,#5366, #5376,
 #4746, #5379
 3170 PEMBROKE ROAD,
 PEMBROKE PARK, FL, 33009

PS Form 3800, April 2019

7021 1970 0000 4565 5981

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☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ 8.16

Total Postage and
\$

Sent To
Pembroke Park Warehouses Holding
/Air Concepts A/C Services Inc.
H.E.T #5387, #5366, #5376, #4746, #5379
3850 HOLLYWOOD BLVD STE 400,
City, State, ZIP+4®
HOLLYWOOD, FL, 33021

PS Form 3800, A

7021 1970 0000 4565 6001

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☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ 8.16

Total Postage and
\$

Sent To
Claudia Pinzon/ Pembroke Park
Warehouses Holding /Air Concepts A/C
Services Inc./H.E.T #5387, #5366, #5376,
#4746, #5379
3170 PEMBROKE ROAD,
City, State, ZIP+4®
PEMBROKE PARK, FL, 33009

PS Form 3800, A

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Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ 8.16

Total Postage and
\$

Sent To
FRANKLIN L ZEMEL C/O ARNSTEIN
& LEHR LLP
H.E.T #5387, #5366, #5376, #4746, #5379
200 EAST LAS OLAS BLVD SUITE 1000,
City, State, ZIP+4®
FORT LAUDERDALE, FL, 33301

PS Form 3800, A

7021 1970 0000 4565 5998

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Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ 8.16

Total Postage and
\$

Sent To
Pembroke Park Warehouses
Holding /Air Concepts A/C Services Inc.
H.E.T #5387, #5366, #5376, #4746, #5379
3150 PEMBROKE ROAD,
City, State, ZIP+4®
PEMBROKE PARK, FL, 33009

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7021 0350 0000 2802 4624

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
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Total Postage and Sent To
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Street and Apt. No.
City, State, ZIP+4®

PEMBROKE PARK WAREHOUSES
HOLDING/ NOH #5366, #5376,
#5377, #5387/ HCF #4475
3150 PEMBROKE ROAD,
PEMBROKE PARK FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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PEMBROKE PARK WAREHOUSES
HOLDING/ NOH #5366, #5376,
#5377, #5387/ HCF #4475
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746

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7021 0350 0000 2802 4600

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Sent To
\$

Street and Apt. No.
City, State, ZIP+4®

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP/HCF #4475
NOH #5366, #5376, #5377, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Sent To
\$

Street and Apt. No.
City, State, ZIP+4®

PEMBROKE PARK WAREHOUSES
HLDG/MAD MONKEYS EVENT INC
SHVETS, VOLODYMYR/NOH #5366
3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 4853

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Sent To
\$ 7.33

Street and Apt. No.
City, State, ZIP+4®

PEMBROKE PARK WAREHOUSES
HLDG/MAD MONKEYS EVENT INC
SHVETS, VOLODYMYR/F.O. #5366
3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0001 1497 6930

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$
 Sent To
 Street and Apt. No.
 City, State, ZIP+4®

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SEP 08 2023

PEMBROKE PARK WAREHOUSES
HOLDING
HCF #5366
3152 PEMBROKE RD,
PEMBROKE PARK, FL 33009

PS Form 3800, April 2013 PSN 7530-02-000-9001

7022 2410 0001 1497 6954

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$
 Sent To
 Street and Apt. No.
 City, State, ZIP+4®

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SEP 08 2023

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
HCF #5366
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

PS Form 3800, April 2013 PSN 7530-02-000-9001

7022 2410 0001 1497 6961

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$
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 Street and Apt. No.
 City, State, ZIP+4®

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SEP 08 2023

PEMBROKE PARK WAREHOUSES
HOLDING
HCF #5366
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021

PS Form 3800, April 2013 PSN 7530-02-000-9001

7022 2410 0001 1497 6947

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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$
 Sent To
 Street and Apt. No.
 City, State, ZIP+4®

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SEP 08 2023

PEMBROKE PARK WAREHOUSES
HOLDING
HCF #5366
3150 PEMBROKE RD,
PEMBROKE PARK, FL 33009

PS Form 3800, April 2013 PSN 7530-02-000-9001

7021 1970 0000 4565 7558

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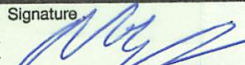
Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$
 Sent To
 Street and Apt. No.
 City, State, ZIP+4®

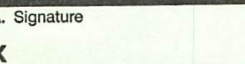
Postmark Here

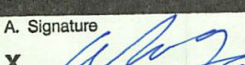
MAR 17 2022

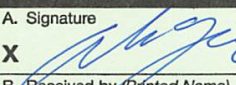
PEMBROKE PARK WAREHOUSES
HOLDING/ F.O. #5366, #5376, #
#5387/ S.O.C.L #4475
3150 PEMBROKE ROAD,
PEMBROKE PARK FL 33009

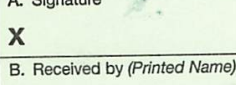
PS Form 3800, April 2013 PSN 7530-02-000-9001

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature  ☐ Agent ☐ Addressee X	
1. Article Addressed to: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP/HCF #4475 NOH #5366, #5376, #5377, #5387 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4600		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature  ☐ Agent ☐ Addressee X	
1. Article Addressed to: PEMBROKE PARK WAREHOUSES HLDG/MAD MONKEYS EVENT INC SHVETS, VOLODYMYR/F.O. #5366 3152 W PEMBROKE RD HALLANDALE BEACH, FL 33009		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4853		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature  ☐ Agent ☐ Addressee X	
1. Article Addressed to: FRANKLIN L ZEMEL C/O ARNSTEIN & LEHR LLP A.F.O #5387, 5366, #5376, #4746, #5379 200 EAST LAS OLAS BLVD. SUITE 1000, FORT LAUDERDALE, FL, 33301		B. Received by (Printed Name) _____ C. Date _____	
2. Article Number (Transfer from service label) 7021 1970 0000 4565 3208		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ 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.	A. Signature  ☐ 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
ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP/HCF #4475 NOH #5366 #5376, #5387 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301	
 9590 9402 6921 1104 8019 17	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ In Delivery Restricted Delivery ☐ Mail ☐ Mail Restricted Delivery (over \$500)
7021 1970 0000 4565 7572	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ 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.	A. Signature  ☐ 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
Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING/ F.O. #5366, #5376, #, #5387/ S.O.C.L #4475 3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009	
 9590 9402 6921 1104 8019 62	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ In Delivery Restricted Delivery ☐ Mail ☐ Mail Restricted Delivery (over \$500)
2. Article Number (Transfer from service label) 7021 1970 0000 4565 7558	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

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PEMBROKE PARK WAREHOUSES HOLDING/ F.O. #5366, #5376, #, #5387/ S.O.C.L #4475 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	
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Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ Total Postage and \$ Sent To \$ Street and Apt. No. \$ City, State, ZIP+4® \$	Postmark Here MAR 17 2022
ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP/HCF #4475 NOH #5366, #5376, #5387 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301	
PS Form 3800, April 2019 PSN 7530-02-000-9047 See Reverse for Instructions	

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holding/Mad Monkeys Events Inc.	3152 W Pembroke Rd Pembroke Park, FL 33009	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3152

Legal Description

Case Status	Open	Case #	5366	Date Next Inspection	6/15/2022
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Notes

1. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/1/2020		Notice of Violation	Hand Regular Mail
3/2/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/17/2022	3/16/2022	Final Order	Certified Mail Hand
5/26/2022	6/15/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 6/15/2022

Case Overview

BUILDING AND BUILDING REGULATIONS

Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)

Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.

Not in Compliance -
Reinspection Date:
6/15/2022

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$7,000.00
		Total Fines		\$7,000.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$7,000.00

7021 1970 0000 4565 5981

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 8.16

Total Postage and
 \$

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 Street and Apt. No.
 City, State, ZIP+4®

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Pembroke Park Warehouses Holding
 /Air Concepts A/C Services Inc.
 H.E.T #5387, #5366, #5376, #4746, #5379
 3850 HOLLYWOOD BLVD STE 400,
 HOLLYWOOD, FL, 33021

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 8.16

Total Postage and
 \$

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

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Claudia Pinzon/ Pembroke Park
 Warehouses Holding /Air Concepts A/C
 Services Inc./H.E.T #5387, #5366, #5376,
 #4746, #5379
 3170 PEMBROKE ROAD,
 PEMBROKE PARK, FL, 33009

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7021 1970 0000 4565 6018

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 8.16

Total Postage and
 \$

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

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FRANKLIN L ZEMEL C/O ARNSTEIN
 & LEHR LLP
 H.E.T #5387, #5366, #5376, #4746, #5379
 200 EAST LAS OLAS BLVD SUITE 1000,
 FORT LAUDERDALE, FL, 33301

PS Form 3800, A

7021 1970 0000 4565 5998

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Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 8.16

Total Postage and
 \$

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

Postmark Here

Pembroke Park Warehouses
 Holding/Air Concepts A/C Services Inc.
 H.E.T #5387, #5366, #5376, #4746, #5379
 3150 PEMBROKE ROAD,
 PEMBROKE PARK, FL, 33009

PS Form 3800, A

7021 0350 0000 2802 4624

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage PEMBROKE PARK WAREHOUSES

Sent To HOLDING/ NOH #5366, #5376,
#5377, #5387/ HCF #4475

Street and Apt. No. 3150 PEMBROKE ROAD,

City, State, Zip+4 PEMBROKE PARK FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage PEMBROKE PARK WAREHOUSES

Sent To HOLDING/ NOH #5366, #5376,
#5377, #5387/ HCF #4475

Street and Apt. No. 3850 HOLLYWOOD BLVD STE 400

City, State, Zip+4 HOLLYWOOD FL 33021-6746

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 4600

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage ZEMEL, FRANKLIN L

Sent To C/O ARNSTEIN & LEHR LLP/HCF #4475

Street and Apt. No. NOH #5366, #5376, #5377, #5387

City, State, Zip+4 200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 4488

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage PEMBROKE PARK WAREHOUSES

Sent To HLDG/MAD MONKEYS EVENT INC

Street and Apt. No. SHVETS, VOLODYMYR/NOH #5366

City, State, Zip+4 3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 4853

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage PEMBROKE PARK WAREHOUSES

Sent To HLDG/MAD MONKEYS EVENT INC

Street and Apt. No. SHVETS, VOLODYMYR/F.O. #5366

City, State, Zip+4 3152 W PEMBROKE RD
HALLANDALE BEACH, 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:
ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP/HCF #4475
NOH #5366, #5376, #5377, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301



9590 9402 6921 1104 8025 01

2. Article Number (Transfer from service label)

7021 0350 0000 2802 4600

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
☐ Registered Mail
☐ Registered Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
PEMBROKE PARK WAREHOUSES
HLDG/MAD MONKEYS EVENT INC
SHVETS, VOLODYMYR/F.O. #5366
3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009



9590 9402 6921 1104 8020 20

2. Article Number (Transfer from service label)

7021 0350 0000 2802 4853

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

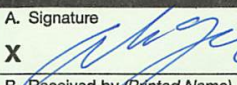
A. Signature **X**
☐ Agent
☐ Addressee

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
☐ Registered Mail
☐ Registered Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		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	
ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP/HCF #4475 NOH #5366, #5376, #5387 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ In Delivery Restricted Delivery Mail ☐ Restricted Delivery (over \$500)	
9590 9402 6921 1104 8019 17 7021 1970 0000 4565 7572		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.		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	
Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING/ F.O. #5366, #5376, #, #5387/ S.O.C.L #4475 3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ In Delivery Restricted Delivery Mail ☐ Restricted Delivery (over \$500)	
9590 9402 6921 1104 8019 62 7021 1970 0000 4565 7558		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ Total Postage and \$ Sent To	PEMBROKE PARK WAREHOUSES HOLDING/ F.O. #5366, #5376, #, #5387/ S.O.C.L #4475 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746 PS Form 3800, April 2019 PSN 7530-02-000-9053

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (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	ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP/HCF #4475 NOH #5366, #5376, #5387 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301 PS Form 3800, April 2019 PSN 7530-02-000-9053

7021 1970 0000 4565 7558

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage
\$

Total Postage at

Sent To

Street and Apt.⁷

City, State, ZIP⁺

PS Form 3800

PEMBROKE PARK WAREHOUSES
HOLDING/ F.O. #5366, #5376, #,
#5387/ S.O.C.L #4475
3150 PEMBROKE ROAD,
PEMBROKE PARK FL 33009

Postmark
MAR 17 2022

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

10/02/2020

US POSTAGE \$C



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Sent to:

Mad Monkeys Events

3152 W Pembroke Rd
Pembroke Park, FL 33009

Property Owner:

Case #:

5366

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5366

Hasler

10/02/2020

US POSTAGE \$0



01

Pembroke Park Warehouses
3150 Pembroke Rd
Pembroke Park, FL 33009



Site Address	3148-3188 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	48-01
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\(8\)](#).

* 2022 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2022*	\$153,770	\$3,471,620	\$3,625,390	\$1,016,980		
2021	\$153,770	\$2,892,090	\$3,045,860	\$924,530	\$33,589.90	
2020	\$153,770	\$2,674,240	\$2,828,010	\$840,490	\$31,068.51	
2022* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$3,625,390	\$3,625,390	\$3,625,390	\$3,625,390		
Portability	0	0	0	0		
Assessed/SOH	\$1,016,980	\$3,625,390	\$1,016,980	\$1,016,980		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$1,016,980	\$3,625,390	\$1,016,980	\$1,016,980		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/1/1992	TD*	\$100	20656 / 143	\$2.00	76,884	SF
8/1/1990	TD*	\$100				
				Adj. Bldg. S.F. (Card, Sketch)		38550
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1969/1968		

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
MAD MONKEYS EVENT INC

Filing Information

Document Number	P15000092797
FEI/EIN Number	47-5601581
Date Filed	11/12/2015
Effective Date	11/12/2015
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/14/2021

Principal Address

3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Changed: 10/14/2021

Mailing Address

3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Changed: 10/14/2021

Registered Agent Name & Address

SHVETS , VOLODYMYR
3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Name Changed: 02/15/2019

Address Changed: 10/14/2021

Officer/Director Detail

Name & Address

Title P

SHVETS, VOLODYMYR

3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Title VP

SHVETS, ANASTASIIA
3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/31/2020
2021	10/14/2021
2022	01/11/2022

Document Images

01/11/2022 -- ANNUAL REPORT	View image in PDF format
10/14/2021 -- REINSTATEMENT	View image in PDF format
03/31/2020 -- ANNUAL REPORT	View image in PDF format
02/15/2019 -- ANNUAL REPORT	View image in PDF format
02/28/2018 -- ANNUAL REPORT	View image in PDF format
02/21/2017 -- ANNUAL REPORT	View image in PDF format
12/08/2016 -- Amendment	View image in PDF format
02/25/2016 -- ANNUAL REPORT	View image in PDF format
11/12/2015 -- Domestic Profit	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) CASE NO. 5366

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3152 PEMBROKE ROAD, PEMBROKE PARK, FL. 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3152 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING
AT 10:44 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

J. Ramirez
AFFIANT

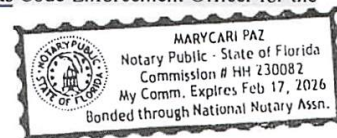
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 13 day of June, 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[Signature]
Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
Pembroke Park
Warehouses Holding/Mad
Monkeys Events Inc.
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
Pembroke Park Warehouses Holding/Mad Monkeys Events Inc. 3152 W Pembroke Rd Pembroke Park, FL 33009	5366	05/26/2022

Property Owner:	Property Description:	Certified Mail #:
Pembroke Park Warehouses Holding/Mad Monkeys Events Inc. 3152 W Pembroke Rd Pembroke Park, FL 33009	514220000300	

Legal Description: 20-51-42 W 1/2 OF NW 1/4 OF NE 1/4 OF SE 1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

AKA: 3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3152

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 15th day of June, 2022 at 9:00 AM in the 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.

06/03/2022 10:44



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.

3152 W Pembroke Rd
Pembroke Park, FL 33009

Case #:

5366

Property Owner:

Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.

3152 W 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 #3152

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/1/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

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:

30

(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...

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.

30

(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.

1. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of March, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

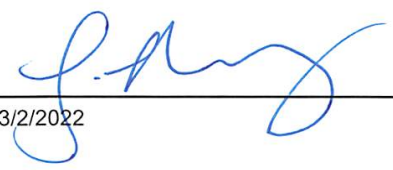
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement
Officer


3/2/2022

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5366
Petitioner,)
)
vs.)
)
PEMBROKE PARK WAREHOUSES)
HOLDING)
MAD MONKEY EVENTS INC.)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3152 PEMBROKE RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3850 HOLLYWOOD BLVD, STE 400, HOLLYWOOD FL 33021-6746

FOLIO NO.: 5142 20 00 0300

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; and 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b) WITHIN 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of March 2022.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2022.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING
MAD MONKEYS EVENTS INC.)

CASE NO. 5366

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3152 PEMBROKE RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3152 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/MAD MONKEYS EVENTS INC. AT 12:20 P.M. ON THE 4 DAY OF MARCH 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

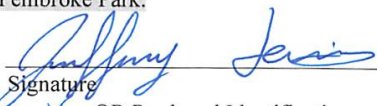
TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

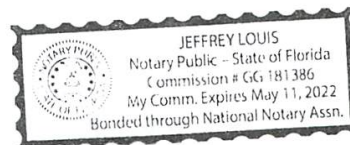

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____






Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/02/2022

Sent To:
Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.
3152 W Pembroke Rd
Pembroke Park, FL 33009

Case #:
5366

Property Owner:
Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.
3152 W Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514220000300

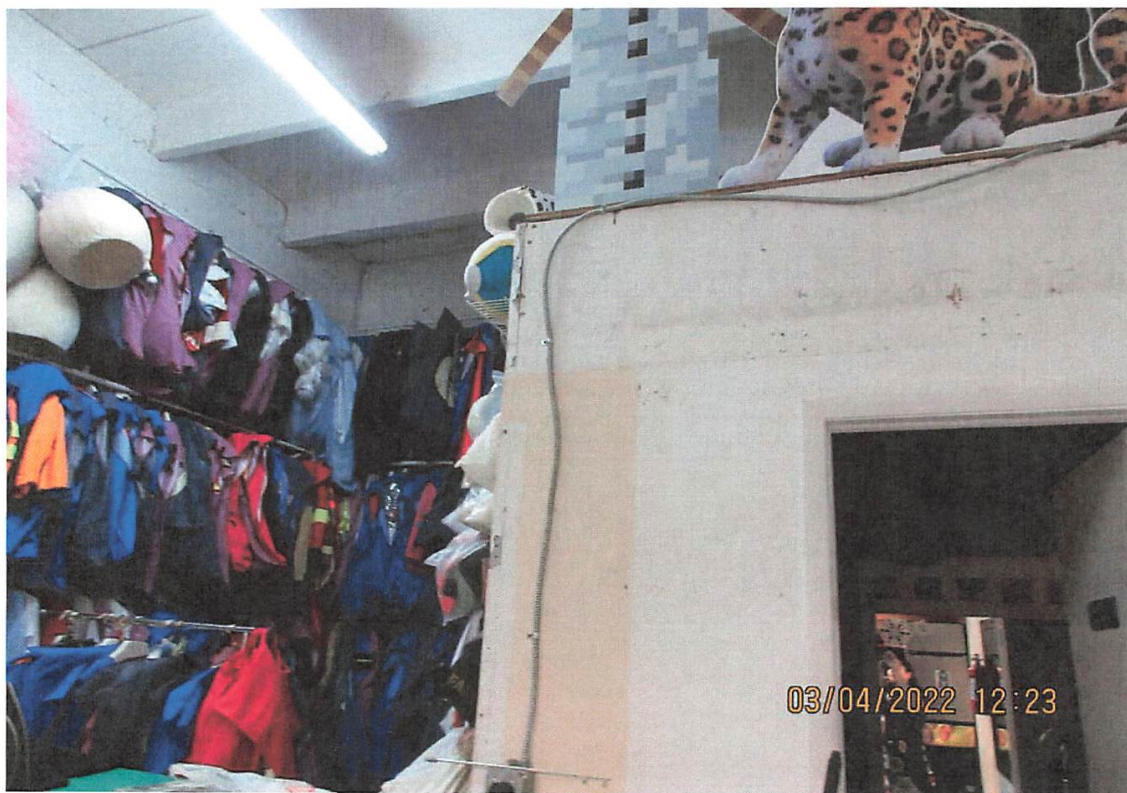
Legal Description:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/1/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property:

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

03/04/2022 12:20





11/3/20
No permit

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Mad Monkeys Events
3152 W Pembroke Rd
Pembroke Park, FL 33009

Case #:

5366

Date:

10/01/2020

Property Owner:

Mad Monkeys Events
3152 W Pembroke Rd
Pembroke Park, FL 33009

Property Description:

514220000300

Certified Mail #:**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 #Pembroke Park Warehouses

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/1/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

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:

30

(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...

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.

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(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.

Notes/Mean of Correction:

1. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Pembroke Park Warehouses
Mad Monkeys Events Inc.
Site Address 3152 W Pembroke Rd
Permit # _____

Date 10/1/20

Case # _____

Sub/Park Pembroke Park Warehouses

☐ *STOP ALL WORK

☒ No Building Permit

☒ Violation of Florida Building Code # 5-105

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____ 5-2(a)(6)
15-17

☐ 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 Receipts. 2. Unpermitted loft.
3. Tenant Build out. 4. Verify permit for electrical
and a/c central unit.

Corrective Action(s)

1. Obtain Business Tax Receipt. 2. Obtain permit
and inspections 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

Iseline Ramirez
Code Enforcement Officer

[Signature]
Received by

White: Original Copy

Yellow: Officer's Copy

Pink: Violator

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Pembroke Park
Warehouses Holding/Mad
Monkeys Events Inc.

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

NOTICE OF HEARING TO EXTEND TIME

Sent To:

Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.

3152 W Pembroke Rd
Pembroke Park, FL 33009

Case #:

5366

Date:

05/26/2022

Property Owner:

Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.

3152 W Pembroke Rd
Pembroke Park, FL 33009

Property Description:

514220000300

Certified Mail #:

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 #3152

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Joseline Ramirez

From: Joseline Ramirez
Sent: Tuesday, March 8, 2022 8:36 AM
To: Volodymyr Shvets
Cc: nancy.romero@absolutemgmt.com
Subject: RE: Code enforcement notice for Mad Monkeys Events 3152 W Pembroke road - Case 5366

Good morning Volodymyr,

Thank you for your email, the violation notice that you all received, stated that permits had to be obtained as follows:

1. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. Double permit fee assessed.

For all the items removed, a demolition permit is required. You may contact the Building Dept at 954-966-4600, ext 182.

Case 5366 has been open since 10/01/2020, more than one year. Therefore, an extension will not be granted, you may ask the Special Magistrate(Judge) for an extension on 3/16/22.

Regards,



Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Volodymyr Shvets <m.monkeys2015@gmail.com>
Sent: Monday, March 7, 2022 5:34 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Cc: nancy.romero@absolutemgmt.com
Subject: Code enforcement notice for Mad Monkeys Events 3152 W Pembroke road

Joseline Good day!

We did fix all the issues, that you asked us to fix before

1. tenant build-out - we removed a costume room
2. A/C unit - we removed an additional A/C unit
3. unpermitted loft - we removed everything from the office roof, and do not use it as a loft

also, we installed exit signs and bought 2 new fire extinguishers according to the business needs (contractor will install them this Friday, Mar. 11

The only problem with office build-out permits. When we met with you last time, we did not know that the office is unpermitted, and Mrs. Nancy V. Romero did not know it as well.

Right now we work closely with the leasing office and Mrs. Nancy will take care of the permits obtained, but she will be on the vacation starting tomorrow.

Please give us at least 60 days to obtain all the permits

We really want to get all the necessary licenses and tax receipts and do all our best to make it.

Sorry for the inconvenience.

Best regards

Vladimir and Anastasia Shvets
Mad Monkeys Event
(305) 857-55-70
(206) 218-49-95



MadMonkeys
EVENTS

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Joseline Ramirez

From: Joseline Ramirez
Sent: Thursday, May 5, 2022 9:51 AM
To: Nancy Romero
Subject: RE: Extension needed - Pembroke Business Park

Good morning Nancy,

Please see my response below:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on – Case 4746, has been open since 10/30/2019, today it makes over 2 years that the unit is not in compliance. There is also a recorded lien on the property since 4/25/2021. An extension cannot be granted.

3172-3178 - former Zeppelin's unit - we are preparing the plans to submit them for permitting. – Case 5376, has been open since 10/07/2020 will be scheduled for a one time extension at the 06/15/2022.

3152 - Mad Monkey's same comment as above - This case will be scheduled for an extension at the 06/15/2022. Case 5366, has been open since 10/02/2020 will be scheduled for a one time extension at the 06/15/2022.

3170 - Air Concept same comment as above - This case will be scheduled for an extension at the 06/15/2022. Case 5387, has been open since 10/14/2020 will be scheduled for a one time extension at the 06/15/2022.

3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval. Case 5379, has been open since 10/06/2020 will be scheduled for a one time extension at the 06/15/2022.

Regards,



Joseline Ramirez

Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppl.gov

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Joseline Ramirez
Sent: Friday, April 22, 2022 4:40 PM
To: Nancy Romero <nancy.romero@absolutemgmt.com>
Subject: RE: Extension needed - Pembroke Business Park

Good afternoon Nancy,

It was also nice seeing you, I am in receipt of your email and will follow up with you on Monday.

Regards,



Joseline Ramirez

Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Nancy Romero <nancy.romero@absolutemgmt.com>

Sent: Friday, April 22, 2022 1:56 PM

To: Joseline Ramirez <jramirez@tppfl.gov>

Subject: Extension needed - Pembroke Business Park

Hi Joseline, it was nice seeing on Wednesday.

I wanted to follow up with you to see when we (David and I) can meet with you?

Also, we will be needing an extension on the following units to completely comply with your request, below are the address:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on

3172-3178 - former Zeppelin's unit - we are preparing the plans to submit them for permitting.

3152 - Mad Monkey's same comment as above

3170 - Air Concept same comment as above

3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval.

It has taken us longer than expected, due to Engineers and GC's not being responsive on a timely matter.

Please be reassured that we are working on these violation and it is to our best interest to get them rectified.

Please let me know if I need to do anything else for the above addresses.

Looking forward to hearing from you soon.

Thank you,
Nancy



PEMBROKE PARK
SELF STORAGE

Nancy V. Romero - Sr. General Manager

Pembroke Business Park

A 3150 Pembroke Road, Pembroke Park, FL 33009

P 954.989.2208

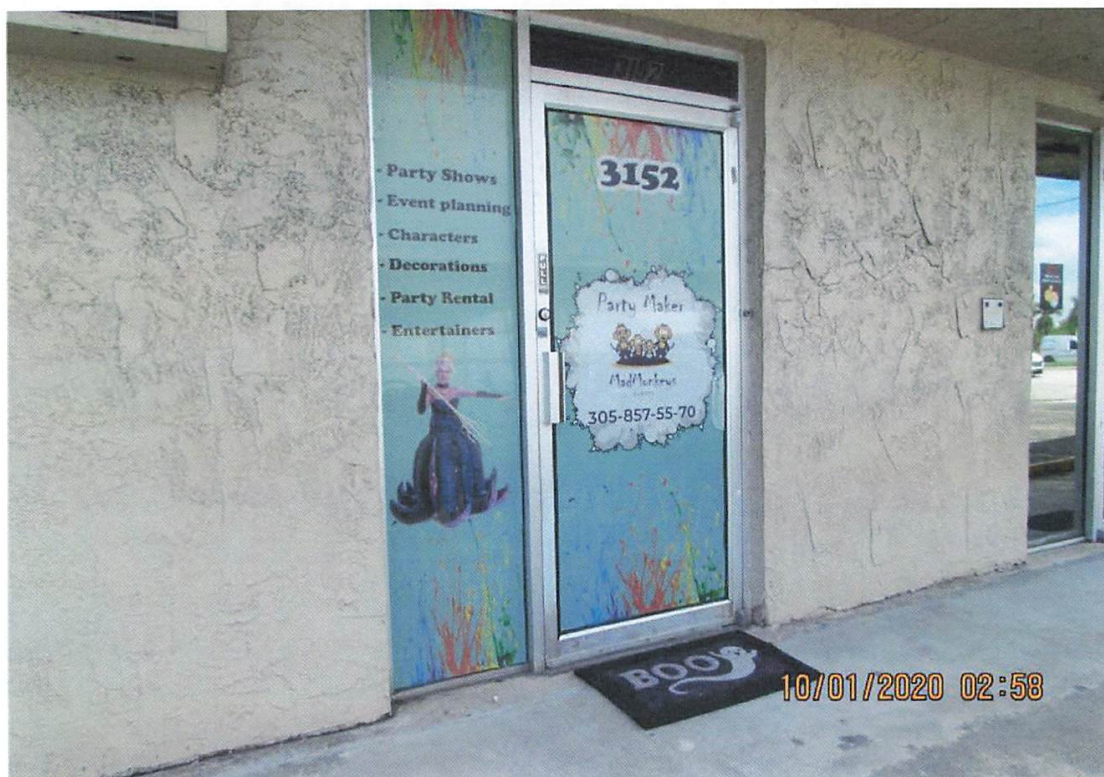
E PembrokePark@absolutemgmt.com

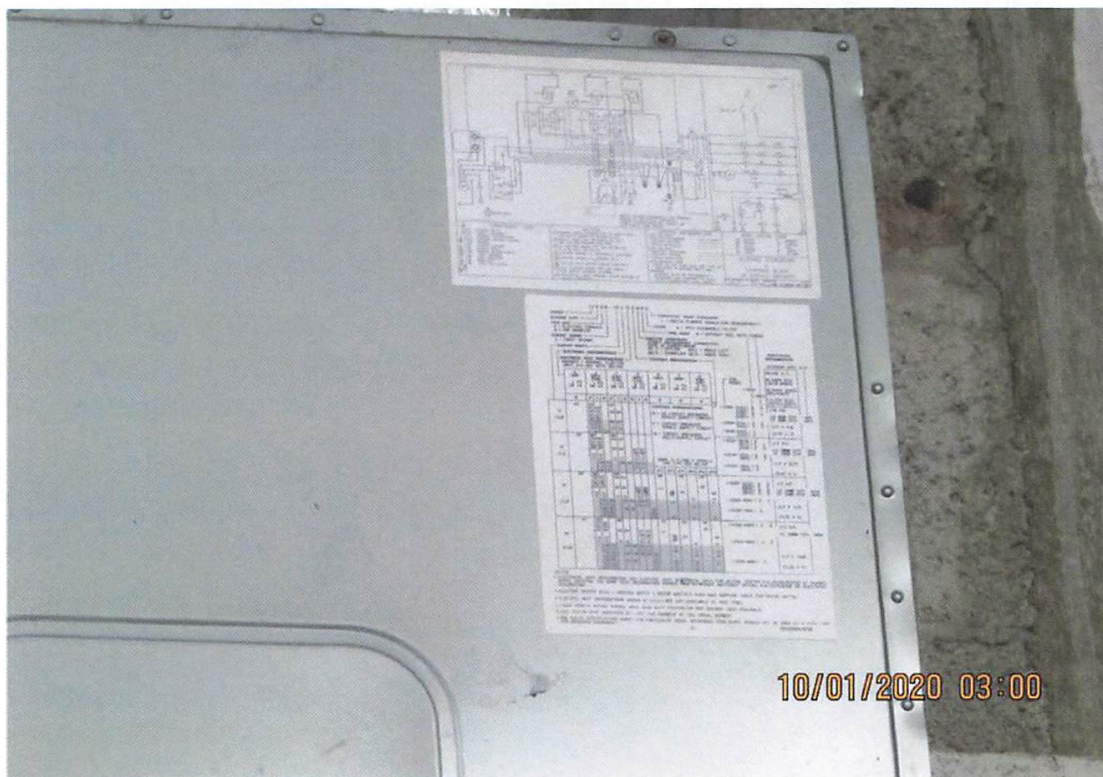
W www.PembrokeSelfStorage.com

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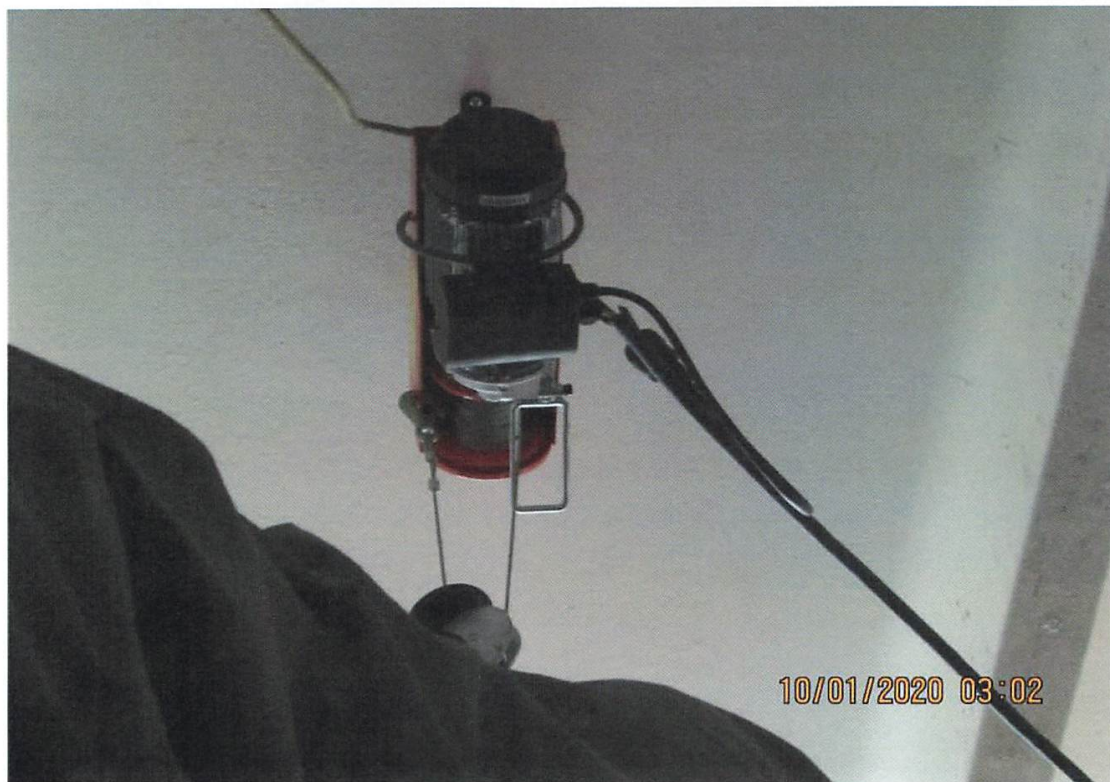




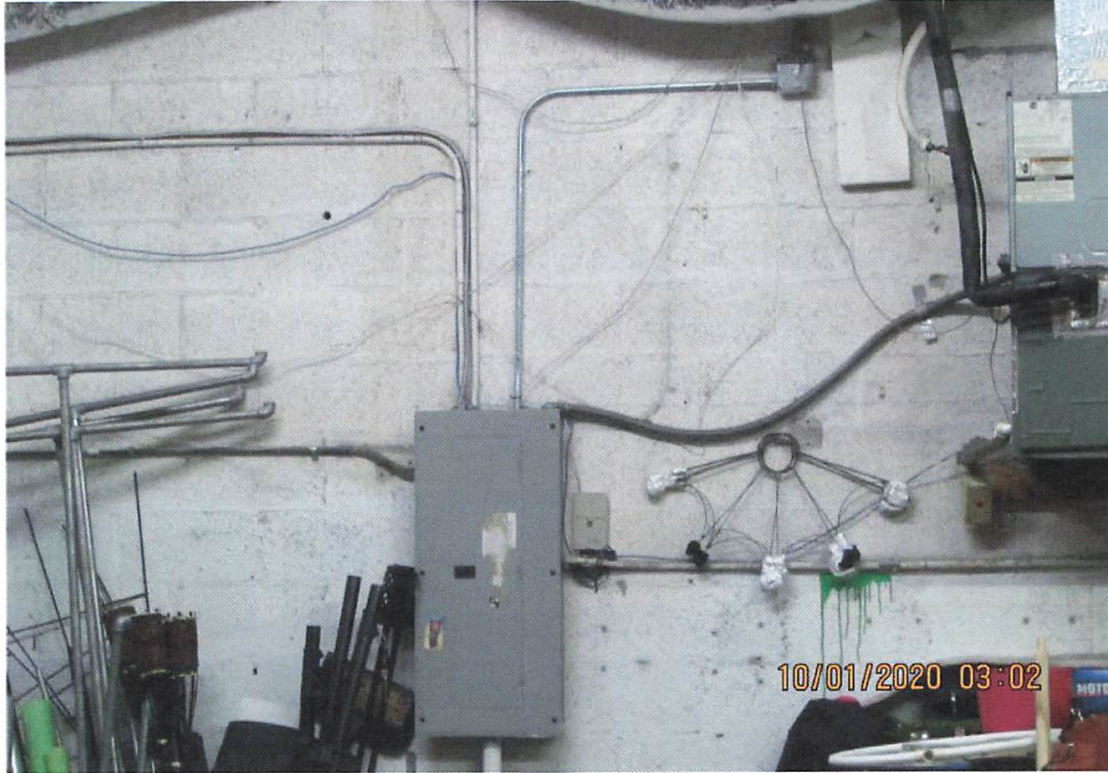














Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN III LLC	2533 S Park Rd Pembroke Park, FL 33009	2533 S PARK RD, PEMBROKE PARK, FL 33009

Folio
514229000058

Legal Description

29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Case Status Closed **Case #** 5445

Notes

1. Blanco by Nature, White by Mazouz Inc. Operating without a Business Tax Receipt. Stop all business operations.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
11/18/2020		Notice of Violation	Affidavit of Service/Posted to Property Certified Mail
7/1/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/21/2022	7/20/2022	Final Order	Certified Mail Hand
5/3/2023	5/17/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
5/3/2023		Affidavit of Non-Compliance	Certified Mail
8/16/2023		Affidavit of Compliance	Regular Mail
7/24/2024	8/21/2024	Notice of Formal Hearing - Abate Fine	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)	8/16/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	8/16/2023

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	8/16/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	8/16/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	8/16/2023	\$75,250.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$75,350.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$75,350.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE CROWN III LLC)

CASE NO. 5445

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN III LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2533 S PARK RD, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 10:06 A.M.
ON THE 07 DAY OF AUGUST 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

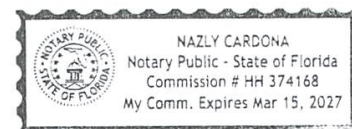

AFFIANT

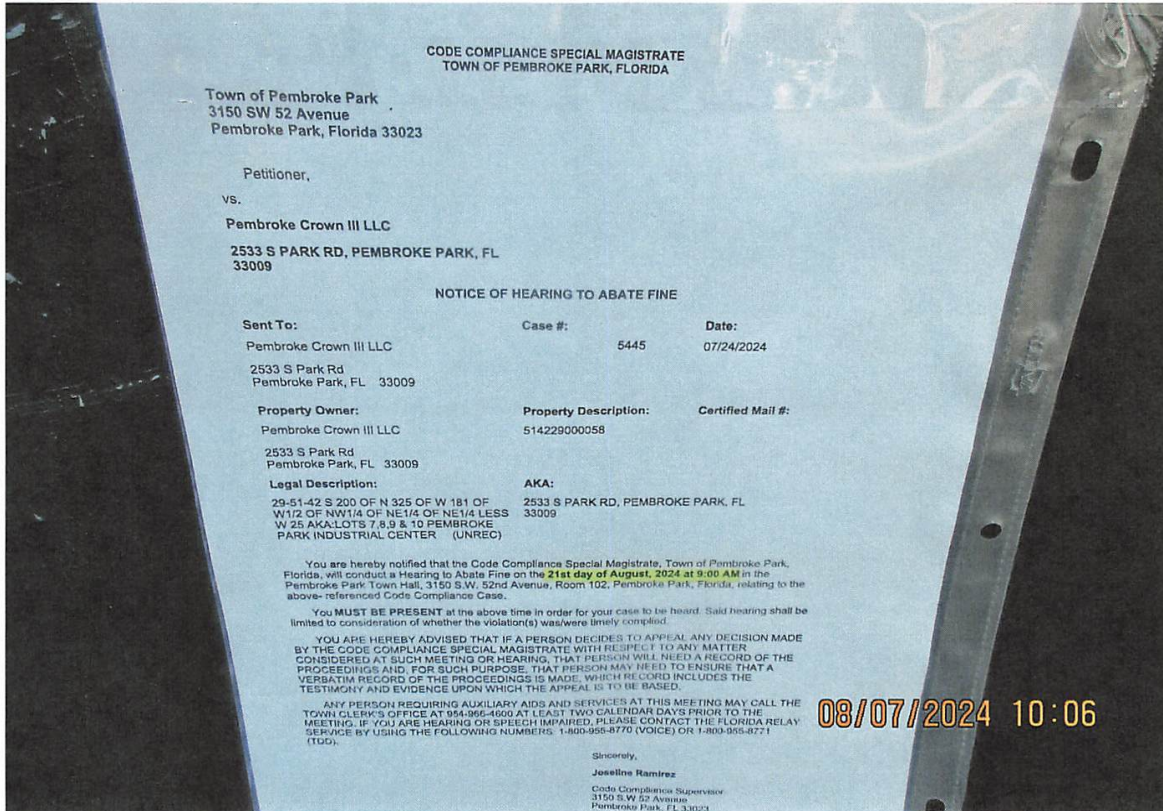
STATE OF FLORIDA
COUNTY OF BROWARD

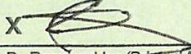
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____





SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature  ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE CROWN III LLC HAF #5445, #5534, #5466 2575 S PARK ROAD, PEMBROKE PARK FL 33009		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 9589 0710 5270 1605 9256 10		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	
9590 9402 8582 3244 8651 17		fail Restricted Delivery (0)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: August 1, 2024
INVOICE # 435
FOR:

Case #5445
PEMBROKE CROWN III LLC
2533 S PARK RD,
PEMBROKE PARK, FL 33009

Bill To:
PEMBROKE CROWN III LLC
2533 S PARK RD,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17; 15-177; 15-24 and 15-28.		
	Final Order 07/20/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
301	Day(s) of Per Diem from (10/19/2022 - 08/16/2023)	\$ 250.00	\$ 75,250.00
	Recommend to Abate Per Diem Fine by 85%		\$ 11,288
	\$11,288.00 + \$100.00		\$ 11,388
	Balance	\$	75,350.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Pembroke Crown III LLC

2533 S PARK RD, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
Pembroke Crown III LLC	5445	07/24/2024

2533 S Park Rd
Pembroke Park, FL 33009

Property Owner:	Property Description:	Certified Mail #:
Pembroke Crown III LLC	514229000058	

2533 S Park Rd
Pembroke Park, FL 33009

Legal Description:	AKA:
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2533 S PARK RD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of August, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **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 COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

9589 0710 5270 1605 9256 10

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ 9.64.

Total Postage and
\$

Sent To
PEMBROKE CROWN III LLC
HAF #5445, #5534, #5466
Street and Apt. No
2575 S PARK ROAD,
City, State, Zip+4®
PEMBROKE PARK FL 33009

PS Form 3800, J

WEST HOLLYWOOD FL 33013
JUL 24 2024
Postmark Here

9589 0710 5270 1605 9256 27

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
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☐ Adult Signature Restricted Delivery	\$

Postage
\$ 9.64.

Total Postage and
\$

Sent To
PEMBROKE CROWN III LLC
RAZ, ETAN
Street and Apt. No
HAF #5445, #5534, #5466
City, State, Zip+4®
2673 S PARK LN
PEMBROKE PARK FL 33309

PS Form 3800,

WEST HOLLYWOOD FL 33013
JUL 24 2024
Postmark Here

9589 0710 5270 1605 9257 57

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Postage
\$ 9.64.

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\$

Sent To
PEMBROKE CROWN III LLC
HAF #5445, #5534, #5466
Street and Apt. No
2533 S PARK RD,
City, State, Zip+4®
PEMBROKE PARK, FL 33009

PS Form 3800, J

WEST HOLLYWOOD FL 33013
JUL 24 2024
Postmark Here



Town of Pembroke Park
3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 5/14/2024

Phone #: 954-847-3821

Case # 5445

E-mail: Jshir@Shutts.com

Address of Violation: 2533 S Park Rd

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Jeremy Shir (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5445 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 6/5/2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 7/20/2022 imposing the fine of \$ \$75,250 for violation(s) of the Town's Code of Ordinances: 15-17, 15-177, 15-24, 15-28

Brief summary for request: We are requesting a mitigation of 5% of the total, down to \$3,762.50. The violations all relate to the business tax receipt; in order to obtain the BTR, my client was forced to remove a mezzanine level which provided a substantial source of annual income. We met with multiple consultants, including architects, engineers, and building consultants over the course of many months to ascertain first if it was feasible to keep the mezzanine. That is the primary reason for the duration of the violations.

Jeremy Shir

Petitioner's Name (Print)

Jeremy Shir
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Jeremy Shir and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 5/14/24.

Notary Public State of Florida: [Signature]

My Commission expires: 1/5/25



DEBRAM. HARPER
Commission # HH 072022
Expires January 5, 2025

Joseline Ramirez

From: Jeremy B. Shir <JShir@shutts.com>
Sent: Friday, May 24, 2024 12:33 PM
To: Joseline Ramirez
Cc: Nazly Cardona; iris@rstrading.com
Subject: Re: Petitions for Mitigation of Fines for Cases #5445, 5466, and 5534 for Pembroke Crown III LLC

Hi Joseline,
We'd like to schedule for the August hearing. Thanks and have a nice long weekend,
Jeremy

On May 22, 2024, at 1:44 PM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Aug 21
Sep 18

Yes, the fines have ceased.

<image001.png>

Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / Code Compliance Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Jeremy B. Shir <JShir@shutts.com>
Sent: Wednesday, May 22, 2024 1:42 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Cc: Nazly Cardona <ncardona@tppfl.gov>; iris@rstrading.com
Subject: Re: Petitions for Mitigation of Fines for Cases #5445, 5466, and 5534 for Pembroke Crown III LLC

Joseline, what are the available hearing dates in August and September? Also please confirm that fines have ceased for all three of these violations as they are now in compliance.

Thanks,
Jeremy

On May 20, 2024, at 3:41 PM, Jeremy B. Shir <JShir@shutts.com> wrote:

I'm out of town then. Will check with client and let you know!

On May 20, 2024, at 3:24 PM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Good afternoon Jeremy,

Please be advised that the next hearing date is 06/18/24. Should I put the cases for the June hearing?

Regards,

<image001.png>

Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / Code Compliance Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Joseline Ramirez
Sent: Tuesday, May 14, 2024 2:51 PM
To: Jeremy B. Shir <JShir@shutts.com>
Cc: Nazly Cardona <ncardona@tppfl.gov>
Subject: RE: Petitions for Mitigation of Fines for Cases #5445, 5466, and 5534 for Pembroke Crown III LLC

Good afternoon,

I hope you're well too. Received, next hearing dates are 06/18/24 or 07/17/2024.

Regards,

<image001.png>

Joseline Ramirez

Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / Code Compliance Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Jeremy B. Shir <JShir@shutts.com>
Sent: Tuesday, May 14, 2024 2:42 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Petitions for Mitigation of Fines for Cases #5445, 5466, and 5534 for Pembroke Crown III LLC

Hi Joseline,
Hope you are doing well. Attached, please find the Petitions for Mitigation of Fines for cases #5445, 5466, and 5534. Please advise availability of Special Magistrate hearing dates.
Thank you and much appreciated,
Jeremy

Jeremy B. Shir
Partner | Shutts & Bowen LLP
Tel: (954) 847-3821
201 East Las Olas Blvd., Suite 2200, Fort Lauderdale, FL 33301
[Bio](#) | [E-Mail](#) | [vCard](#) | www.shutts.com



Please note our new Fort Lauderdale office address.

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

This email may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.

<Pembroke Crown III Petitions for Mitigation of Code Compliance Fines.pdf>

<image001.png>

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 COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,	)	
Petitioner,	)	
	)	Case No.: 5445
vs.	)	
	)	
PEMBROKE CROWN III LLC		
Respondent(s)		

ORDER OF CONTINUANCE

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

STREET ADDRESS: 2533 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE CROWN III LLC

LEGAL DESCRIPTION: 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

An administrative hearing was held before the undersigned Special Magistrate on May 17th, 2023. At the hearing, the testimony offered indicated that granting a continuance of the aforementioned case is in the public interest.

THEREFORE, IN ACCORDANCE WITH THE FINDINGS STATED ABOVE, THIS CASE IS HEREBY CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 19TH, 2023, AT 9:00 AM IN THE CITY COMMISSION CHAMBERS AT 3150 SW 52 AVENUE, PEMBROKE PARK, FLORIDA 33023.

THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AFOREMENTIONED MATTER THAT IS SET FOR 9:00 AM ON JULY 19TH, 2023.

RESPONDENT IS ADVISED THAT IF ALL OF THE VIOLATIONS HAVE NOT BEEN CORRECTED BY THE HEARING DATE SET FORTH ABOVE, AN ORDER CERTIFYING THE CODE COMPLIANCE FINE AND LIEN MAY BE IMPOSED.

FAILURE OF RESPONDENT TO REMEDY AND BRING THE VIOLATIONS INTO COMPLIANCE SHALL AUTHORIZE THE SPECIAL MAGISTRATE TO ENTER A FINAL ORDER CERTIFYING THE CODE COMPLIANCE FINE AND LIEN SHOULD THE REAL PROPERTY REMAIN IN VIOLATION BEYOND THE COMPLIANCE DATE.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17 day of May, 2023.

TOWN OF PEMBROKE PARK

[Signature]
Code Compliance Official

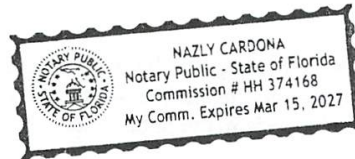
[Signature]
Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day, an officer duly qualified to take acknowledgements, personally appeared the Special Magistrate and Code Compliance Official 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 seal in the County and State aforesaid this 17 day of May, 2023.

Nazly Cardona
Notary Public, State of Florida
Clerk to the Special Magistrate



Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 5 day of June, 2023.

Nazly Cardona
Nazly Cardona
Code Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0001 1497 5490

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 7.85

Total Postage and
 \$

Sent To
 PEMBROKE CROWN III LLC
 OFC #5445, #5466, #5465
 2533 S PARK RD,
 PEBMBROKE PARK, FL 33009

City, State, ZIP+4®
 PS Form 3800, Apr

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 JUN - 5 2023
 HOLLYWOOD FL 33021

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 7.85

Total Postage and
 \$

Sent To
 PEMBROKE CROWN III LLC
 RAZ, ETAN
 OFC #5445, #5465, #5466
 2673 S PARK LN
 PEBMBROKE PARK FL 33009

City, State, ZIP+4®
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 JUN - 5 2023
 HOLLYWOOD FL 33021

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Postage
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Total Postage and
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Sent To
 PEMBROKE CROWN III LLC
 OFC #5445, #5466, #5465
 2575 S PARK RD,
 PEBMBROKE PARK, FL 33009

City, State, ZIP+4®
 PS Form 3800, Apr

Postmark Here
 JUN - 5 2023
 HOLLYWOOD FL 33021

Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



INVOICE

DATE: May 16, 2023
INVOICE # 320
FOR:

Case # 5445
PEMBROKE CROWN III LLC
2533 S PARK RD.
PEMBROKE PARK, FL 33009

Bill To:
PEMBROKE CROWN III LLC
2533 S PARK RD,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.15-17; 15-177; 15-24 and 15-28.		
	Final Order 07/20/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
210	Day(s) of Per Diem from (10/19/2022-05/17/2023)	\$ 250.00	\$ 52,500.00
Balance			\$ 52,600.00

Make all checks payable to TOWN OF PEMBROKE PARK

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 PEMBROKE CROWN III LLC) CASE NO. 5445
)
 Respondent)

TO BE SERVED: PEMBROKE CROWN III LLC
TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE
ADDRESS: 2533 S PARK RD, PEMBROKE PARK, FL 33009

(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) and at City Hall.

City Hall.

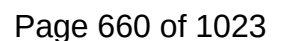
J. King 5/1/23

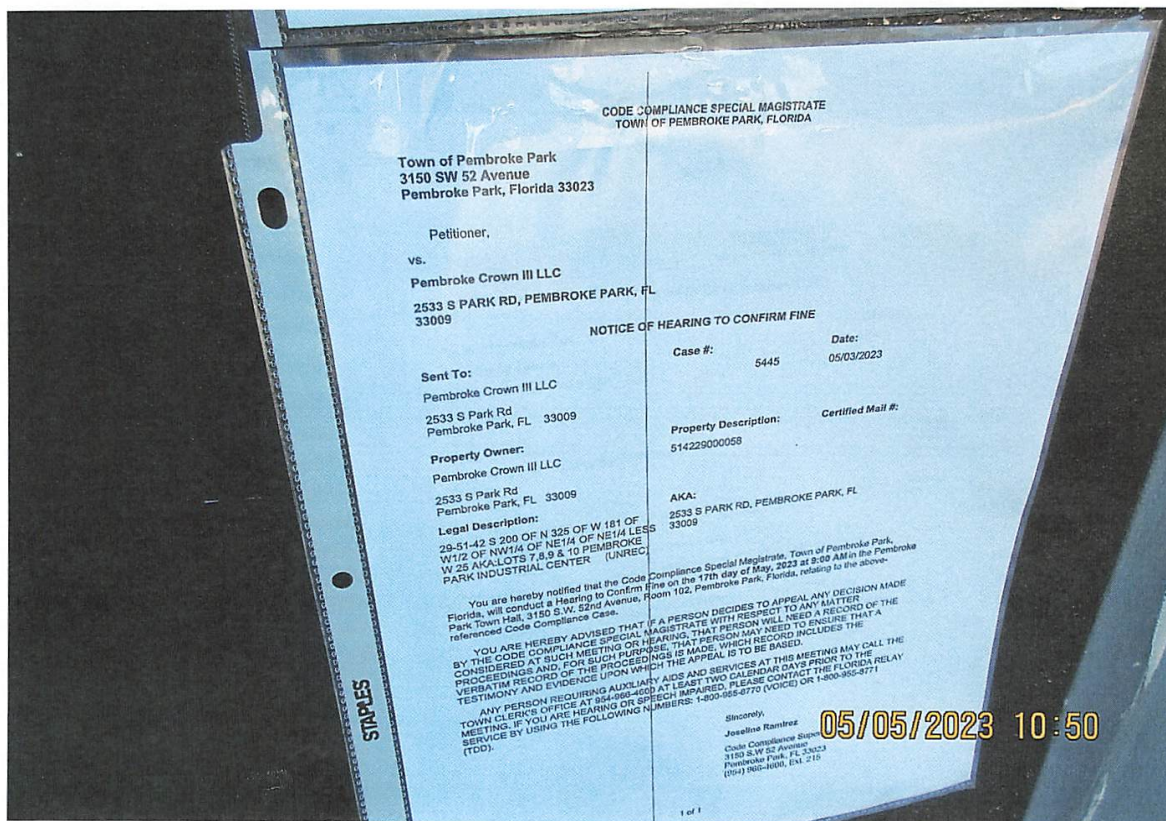
AFFIANT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of May, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

Pembroke Crown III LLC
2533 S PARK RD, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Pembroke Crown III LLC	5445	05/03/2023
2533 S Park Rd Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
Pembroke Crown III LLC	514229000058	
2533 S Park Rd Pembroke Park, FL 33009		
Legal Description:	AKA:	
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2533 S PARK RD, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
5445

Petitioner,

vs.

Pembroke Crown III LLC
2533 S PARK RD, PEMBROKE PARK, FL
33009

Respondent(s)

On 5/3/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Pembroke Crown III LLC
Address:	2533 S Park Rd Pembroke Park, FL 33009
Folio:	514229000058
Site Address:	2533 S PARK RD, PEMBROKE PARK, FL 33009
Legal Description:	29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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: 5/3/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not In Compliance - Reinspection Date: 5/3/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not In Compliance - Reinspection Date: 5/3/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not In Compliance - Reinspection Date: 5/3/2023

Notes/Mean of Correction:

1. Blanco by Nature, White by Mazouz Inc. Operating without a Business Tax Receipt. Stop all business operations. Business has continued to operate without a BTR.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections. In-complete.
3. Display Business License within unit. Call for re-inspection for when BTR is displayed.

Further, Affiant sayeth naught

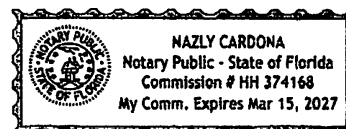
STATE OF FLORIDA

COUNTY OF BROWARD

[Signature]
Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/3/2023

Nazly Cardona
NOTARY PUBLIC, STATE OF FLORIDA



7022 2410 0001 1497 0518

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☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ **7.85**

Total Postage and Fee
\$ **7.85**

Sent To
PEMBROKE CROWN III LLC
HCF #5445
2575 S PARK ROAD,
PEMBROKE PARK FL 33009
City, State, ZIP+4®

PS Form 3800, April 2012

7022 2410 0001 1497 0501

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☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ **7.85**

Total Postage and Fee
\$ **7.85**

Sent To
PEMBROKE CROWN III LLC
RAZ, ETAN
HCF #5445
2673 S PARK LN,
PEMBROKE PARK FL 33009
City, State, ZIP+4®

PS Form 3800, April 2012

7022 2410 0001 1497 0532

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☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ **7.85**

Total Postage and Fee
\$ **7.85**

Sent To
PEMBROKE CROWN III LLC
HCF #5445
2533 S PARK RD,
PEMBROKE PARK, FL 33009
City, State, ZIP+4®

PS Form 3800, April 2012

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 8.06

Total Postage and Fee
 \$

Sent To
PEMBROKE CROWN III LLC

Street and Apt. No.
F.O. #5465; #5445; #5466

City, State, ZIP+4®
2575 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, Apr 2019

Postmark Here
 SEP 19 2022
 FL 33009

7020 0640 0000 5922 2908

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 8.06

Total Postage and Fee
 \$

Sent To
PEMBROKE CROWN III LLC

Street and Apt. No.
F.O. #5465; #5445; #5466

City, State, ZIP+4®
2533 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, Apr 2019

Postmark Here
 SEP 19 2022
 FL 33009

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE CROWN III LLC RAZ, ETAN F.O #5465, #5445, #5466 2673 S PARK LN, PEMBROKE PARK, FL, 33309		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 1970 0000 4565 6308		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (0)			
9590 9402 6921 1104 9860 96			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7021 1970 0000 4565 6308

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **8.69**

Total Postage and Fees
\$

Sent To
PEMBROKE CROWN III LLC
RAZ, ETAN
F.O #5465, #5445, #5466
2673 S PARK LN,
PEMBROKE PARK, FL, 33309

City, State, ZIP+4®

PS Form 3800, A

5959 1970 0000 4565 6315

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **8.69**

Total Postage and Fees
\$

Sent To
PEMBROKE CROWN III LLC
F.O #5465, #5445, #5466
2575 S PARK ROAD,
PEMBROKE PARK, FL, 33009

City, State, ZIP+4®

PS Form 3800, A

7021 1970 0000 4565 6322

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **8.69**

Total Postage and Fees
\$

Sent To
PEMBROKE CROWN III LLC
F.O #5465, #5445, #5466
2533 S PARK ROAD,
PEMBROKE PARK, FL, 33009

City, State, ZIP+4®

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5445
Petitioner,)
)
vs.)
)
PEMBROKE CROWN III LLC)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO _____

SUBJECT REAL PROPERTY: 2533 S PARK ROAD, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE CROWN III LLC

FOLIO NO.: 5142 29 00 0058

LEGAL DESCRIPTION: 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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) 15-17; 15-177; 15-24 and 15-28. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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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) 15-17; 15-177; 15-24 and 15-28 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 20th day of July 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 2022.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of July, 2022.



Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Crown III LLC	2533 S Park Rd Pembroke Park, FL 33009	2533 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5445 **Date Next Inspection** 7/20/2022

Notes 1. Blanco by Nature, White by Mazouz Inc. Operating without a Business Tax Receipt. Stop all business operations.
 2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
 3. Display Business License within unit.

NO BTR as of 7/19/22

Rec. 45 days
\$ 250
\$ 100

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>
11/18/2020		Notice of Violation

Delivery

Affidavit of Service/Posted to Property
 Certified Mail *Regular Mail 11/18/20*
 Affidavit of Service/Posted to Property
 Certified Mail *7/17/22*

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 7/20/2022
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7021 1970 0000 4565 4977

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

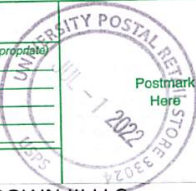
Sent To

Street and Apt. No.

City, State, ZIP+4®

PEMBROKE CROWN III LLC
 RAZ, ETAN
 N.O.H #5465, #5445, #5466
 2673 S PARK LN,
 PEMBROKE PARK, FL, 33309

PS Form 3800, April 2013 PSN 7530-02-000-9047



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☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

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Street and Apt. No.

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PEMBROKE CROWN III LLC
 N.O.H #5465, #5445, #5466
 2533 S PARK ROAD,
 PEMBROKE PARK, FL, 33009

PS Form 3800, April 2013 PSN 7530-02-000-9047



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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or P.O. Box

City, State, ZIP+4®

PEMBROKE CROWN III LLC
 N.O.H #5465, #5445, #5466
 2575 S PARK ROAD,
 PEMBROKE PARK, FL, 33009

PS Form 3800, April 2013 PSN 7530-02-000-9047



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature ☒ <u>Raz E</u> ☐ Agent ☒ Addressee	
1. Article Addressed to: PEMBROKE CROWN III LLC RAZ, ETAN HCF #5445 2673 S PARK LN, PEMBROKE PARK FL 33009  9590 9402 7581 2098 7759 59		B. Received by (Printed Name) <u>RAZ E</u> C. Date of Delivery	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 0501		D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below:	
		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ 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
D AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5445

Hasler FIRST-CLASS MAIL
11/18/2020
US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Pembroke Crown III LLC/Blanco By
Nature

5445

2533 S Park Rd
Pembroke Park, FL 33009

Property Owner:

Property D

Code Dept.
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5445

Hasler FIRST-CLASS MAIL
11/18/2020
US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Pembroke Crown LLC
2673 S Park Lane
Pembroke Park, FL 33009



Site Address	2533-2575 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0058
Property Owner	PEMBROKE CROWN III LLC	Millage	0613
Mailing Address	2673 S PARK LN PEMBROKE PARK FL 33309	Use	48-01
Abbr Legal Description	29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2022 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$218,400	\$1,576,800	\$1,795,200	\$1,795,200	
2021	\$218,400	\$1,459,460	\$1,677,860	\$1,677,860	\$36,081.71
2020	\$218,400	\$1,401,600	\$1,620,000	\$1,620,000	\$34,962.51

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,795,200	\$1,795,200	\$1,795,200	\$1,795,200
Portability	0	0	0	0
Assessed/SOH	\$1,795,200	\$1,795,200	\$1,795,200	\$1,795,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,795,200	\$1,795,200	\$1,795,200	\$1,795,200

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/10/2019	WD-D	\$1,800,000	115807445	\$7.00	31,200	SF
3/5/2007	DRR-T	\$100	43729 / 1475			
8/29/2005	DRR	\$500,000	40514 / 1013			
7/1/2005	WD	\$100	40142 / 427			
5/24/2002	QCD	\$725,000	33200 / 1854	Adj. Bldg. S.F. (Card, Sketch)		20033
				Eff./Act. Year Built: 1969/1968		

Special Assessments

[illegible]



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN III LLC

Filing Information

Document Number	L19000019800
FEI/EIN Number	N/A
Date Filed	01/17/2019
Effective Date	01/18/2019
State	FL
Status	ACTIVE

Principal Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Mailing Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

RAZ, ETAN
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

RAZ, ETAN
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/19/2020
2021	01/11/2021
2022	01/27/2022

Document Images

01/27/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
01/17/2019 -- Florida Limited Liability	View image in PDF format

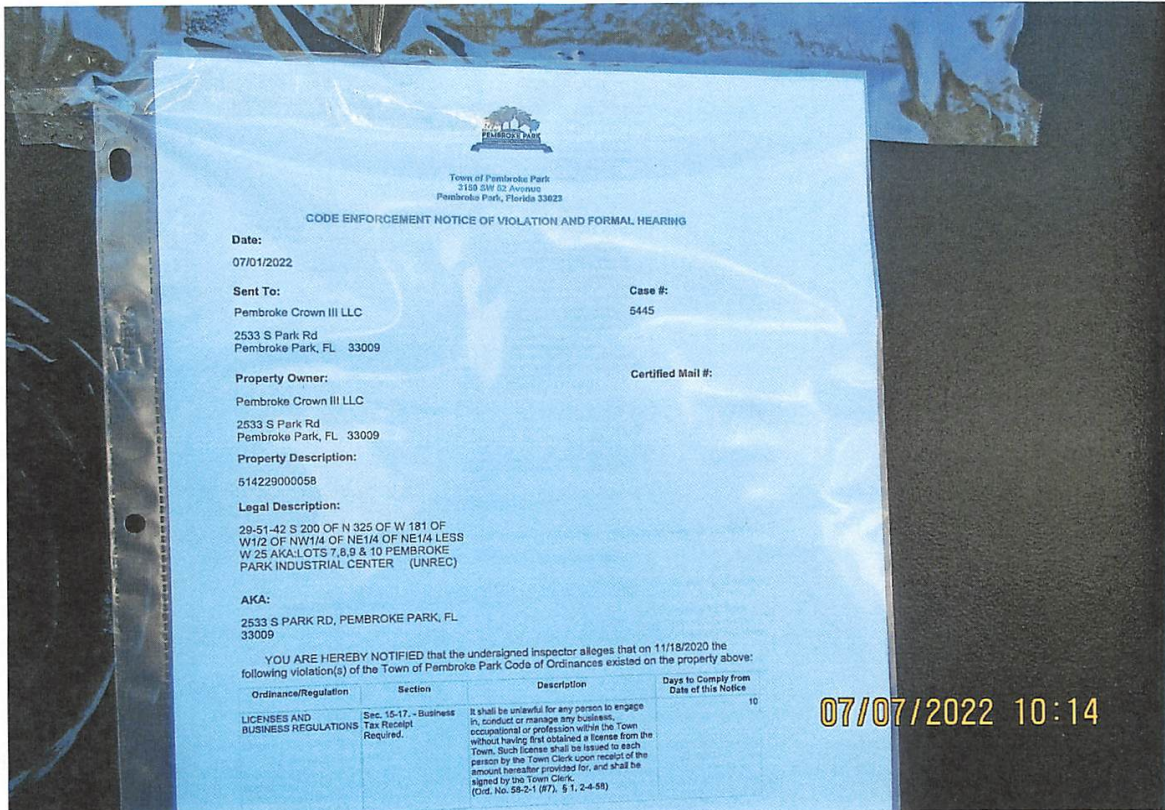
Florida Department of State, Division of Corporations

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 PEMBROKE CROWN III LLC)
)
 Respondent)

CASE NO. 5445

TO BE SERVED: 2533 S PARK ROAD, PEMBROKE PARK, FL, 33009
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING
ADDRESS: 2533 S PARK ROAD, PEMBROKE PARK, FL, 33009

Page 678 of 1023





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Sent To:

Pembroke Crown III LLC

2533 S Park Rd
Pembroke Park, FL 33009

Case #:

5445

Property Owner:

Pembroke Crown III LLC

2533 S Park Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000058

Legal Description:

29-51-42 S 200 OF N 325 OF W 181 OF
W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS
W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE
PARK INDUSTRIAL CENTER (UNREC)

AKA:

2533 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	10

LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	10
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	10
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	10

1. Blanco by Nature, White by Mazouz Inc. Operating without a Business Tax Receipt. Stop all business operations.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

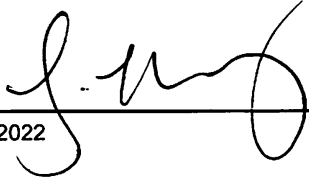
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement
Officer


7/1/2022



Town of Pembroke Park
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

Customer Number **133840**

APPLICATION FORM

Application Category: Wholesale/Distributors

Application Date: 11/20/2020

Business Owner Information (Residential Usage)

Business Name: WHITE BY MAZUOZ INC

Business Owner/Corporation/Partnership:

Business Address: 2533 S PARK RD

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone:

Other Phone:

9542618954

Fax #:

E-Mail: blancobynature@gmail.com

Contact Person's Name:

YEHUDA COHEN

Parcel Information

Folio Number: 514229000064

Legal Description:

Prior Use:

IMPORT/DIST - ELECTRONICS

Current Use:

WHOLESALE/DIST - CLOTHING

Contact Information

Name:

Mailing Address: 2533 S PARK RD

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

WHOLESALE - CLOTHING

Limitations:

(NO BTR - STILL IN PROCESS)



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: Pembroke Crown III LLC/Blanco By Nature
2533 S Park Rd
Pembroke Park, FL 33009

Case #: 5445

Date: 11/18/2020

Property Owner: Pembroke Crown III LLC/Blanco By Nature
2533 S Park Rd
Pembroke Park, FL 33009

Property Description: 514229000058

Certified Mail #:

Legal Description: 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA: 2533 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	10

LICENSES AND
BUSINESS REGULATIONS

Sec. 15-24. - Tax
payment required to
engage in business.

Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear.
(Ord. No. 58-2-1(#7), § 6, 2-4-58)

10

Notes/Mean of Correction:

1. Stop all business operations.
2. Obtain a Business Tax Receipt License and inspections.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Joseline Ramirez
Code Enforcement Officer

























Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN III LLC	2575 S Park Rd PEMBROKE PARK, FL 33009	2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd

Folio

514229000058

Legal Description

29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Case Status Closed **Case #** 5466

Notes

1. No Business Tax Receipt. Must cease all operations until Business Owner obtains Business Tax Receipt License (10 days).
 2. Interior renovation done without permits. Obtain after the fact permits and inspections.
 3. Installed exterior cameras without permits. Verify electrical or wireless. Permit required.
 4. PVC pipe is sticking out of exterior building. Remove and seal.
 5. Remove abandon "Stratton" sign. Obtain demolition permit and inspections.
 6. Double permit fee assessed.
- No permit or BTR as of 07/01/2022.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/2/2020		Notice of Violation	Regular Mail
7/1/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/21/2022	7/20/2022	Final Order	Affidavit of Service/Posted to Property Certified Mail
5/4/2023		Affidavit of Non-Compliance	Hand
5/4/2023	5/17/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/16/2024		Affidavit of Non-Compliance	Regular Mail
4/10/2024		Affidavit of Compliance	Regular Mail
7/24/2024	8/21/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	5/4/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	4/10/2024
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...	2/16/2024
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.	2/16/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	4/10/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	4/10/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	4/10/2024	\$134,750.00
Admin Fixed		Admin Fixed		\$100.00

Case Overview

			Total Fines	\$134,850.00
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Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$134,850.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE CROWN III LLC)

CASE NO. 5466

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN III LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2575 S PARK RD PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 10:02 A.M.
ON THE 07 DAY OF AUGUST 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

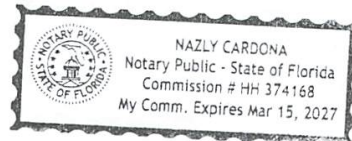
AFFIANT

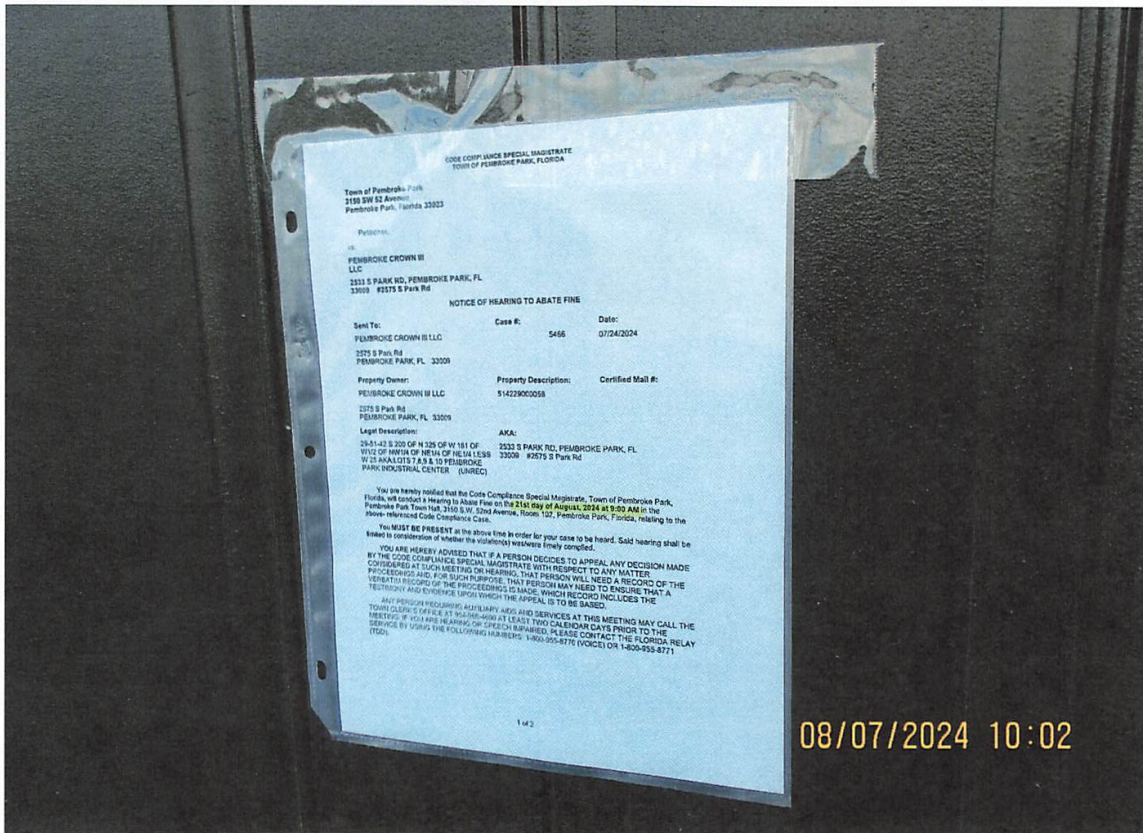
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: August 1, 2024
INVOICE # 435
FOR:

Case #5466
PEMBROKE CROWN III LLC
2575 S PARK RD.
PEMBROKE PARK, FL 33009

Bill To:
PEMBROKE CROWN III LLC
2575 S PARK RD.
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a); 5-105; 5-2(a)(b); 15-17 and 15-24.		
	Final Order 07/20/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
539	Day(s) of Per Diem from (10/19/2022 - 04/10/2024)	\$ 250.00	\$ 134,750.00
	Recommend to Abate Per Diem Fine by 85%		\$ 20,213
	\$20,213.00 + \$100.00		\$ 20,313
	Balance		\$ 134,850.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**PEMBROKE CROWN III
LLC**

**2533 S PARK RD, PEMBROKE PARK, FL
33009 #2575 S Park Rd**

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
PEMBROKE CROWN III LLC	5466	07/24/2024
2575 S Park Rd PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN III LLC	514229000058	
2575 S Park Rd PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of August, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **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 COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 5/14/2024

Phone #: 954-847-3821

Case # 5466

E-mail: Jshir@shutts.com

Address of Violation: 2533 S Park Rd #2575 S Park Rd

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Jeremy Shir (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5466 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 6/5/2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 7/21/2022 imposing the fine of \$ 134,850.00 for violation(s) of the Town's Code of Ordinances: 5-103, 5-105, 5-2(a & b), 15-17, 15-24

Brief summary for request: Request to reduce this violation down to 5% of the total, or \$6,742.50. This case has to do with a lack of a BTR, interior renovations done without permits, installation of exterior cameras without permits, a PVC pipe, and removing the Stratton sign. There was never a paying tenant in the building until Dec 2023, so no need for a BTR; no interior renovations were done separate from those already addressed in Case #5465. The cameras and PVC were installed prior to my client's purchase of the property and promptly remedied. The Stratton sign was just stickers on the wall - colors were approved by Michael Miller and Miguel Nunez.

Jeremy Shir
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Jeremy Shir and
acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on
5/14/24.

Notary Public State of Florida: [Signature] My Commission expires: 1/5/25



DEBRA M. HARPER
Commission # HH 072022
Expires January 5, 2025

01 9526 5091 0225 0120 6956

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ 9.64.

Total Postage and
\$

Sent To PEMBROKE CROWN III LLC

Street and Apt. No. HAF #5445, #5534, #5466

City, State, ZIP+4® 2575 S PARK ROAD,
PEMBROKE PARK FL 33009

PS Form 3800, J

ST HOLLYWOOD FL 33011
JUL 24 2024
Postmark Here

25 4526 5091 0225 0120 6956

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ 9.64.

Total Postage and
\$

Sent To PEMBROKE CROWN III LLC

Street and Apt. No. HAF #5445, #5534, #5466

City, State, ZIP+4® 2533 S PARK RD,
PEMBROKE PARK, FL 33009

PS Form 3800, J

WEST HOLLYWOOD FL 33011
JUL 24 2024
Postmark Here

22 9526 5091 0225 0120 6956

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ 9.64.

Total Postage and
\$

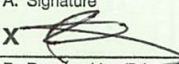
Sent To PEMBROKE CROWN III LLC

Street and Apt. No. RAZ, ETAN

City, State, ZIP+4® HAF #5445, #5534, #5466
2673 S PARK LN
PEMBROKE PARK FL 33309

PS Form 3800, J

ST HOLLYWOOD FL 33011
JUL 24 2024
Postmark Here

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE CROWN III LLC HAF #5445, #5534, #5466 2575 S PARK ROAD, PEMBROKE PARK FL 33009		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 9590 9402 8582 3244 8651 17		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	
9589 0710 5270 1605 9256 10		☐ Certified Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

Joseline Ramirez

From: Jeremy B. Shir <JShir@shutts.com>
Sent: Friday, May 24, 2024 12:33 PM
To: Joseline Ramirez
Cc: Nazly Cardona; iris@rstrading.com
Subject: Re: Petitions for Mitigation of Fines for Cases #5445, 5466, and 5534 for Pembroke Crown III LLC

Hi Joseline,
We'd like to schedule for the August hearing. Thanks and have a nice long weekend,
Jeremy

On May 22, 2024, at 1:44 PM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Aug 21
Sep 18

Yes, the fines have ceased.

<image001.png> **Joseline Ramirez**
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / Code Compliance Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Jeremy B. Shir <JShir@shutts.com>
Sent: Wednesday, May 22, 2024 1:42 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Cc: Nazly Cardona <ncardona@tppfl.gov>; iris@rstrading.com
Subject: Re: Petitions for Mitigation of Fines for Cases #5445, 5466, and 5534 for Pembroke Crown III LLC

Joseline, what are the available hearing dates in August and September? Also please confirm that fines have ceased for all three of these violations as they are now in compliance.

Thanks,
Jeremy

On May 20, 2024, at 3:41 PM, Jeremy B. Shir <JShir@shutts.com> wrote:

I'm out of town then. Will check with client and let you know!

On May 20, 2024, at 3:24 PM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

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Good afternoon Jeremy,

Please be advised that the next hearing date is 06/18/24. Should I put the cases for the June hearing?

Regards,

<image001.png>

Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / Code Compliance Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Joseline Ramirez
Sent: Tuesday, May 14, 2024 2:51 PM
To: Jeremy B. Shir <JShir@shutts.com>
Cc: Nazly Cardona <ncardona@tppfl.gov>
Subject: RE: Petitions for Mitigation of Fines for Cases #5445, 5466, and 5534 for Pembroke Crown III LLC

Good afternoon,

I hope you're well too. Received, next hearing dates are 06/18/24 or 07/17/2024.

Regards,

<image001.png>

Joseline Ramirez

Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / **Code Compliance Dept.**
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Jeremy B. Shir <JShir@shutts.com>
Sent: Tuesday, May 14, 2024 2:42 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Petitions for Mitigation of Fines for Cases #5445, 5466, and 5534 for Pembroke Crown III LLC

Hi Joseline,
Hope you are doing well. Attached, please find the Petitions for Mitigation of Fines for cases #5445, 5466, and 5534. Please advise availability of Special Magistrate hearing dates.
Thank you and much appreciated,
Jeremy

Jeremy B. Shir
Partner | Shutts & Bowen LLP
Tel: (954) 847-3821
201 East Las Olas Blvd., Suite 2200, Fort Lauderdale, FL 33301
[Bio](#) | [E-Mail](#) | [vCard](#) | www.shutts.com



Please note our new Fort Lauderdale office address.

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<Pembroke Crown III Petitions for Mitigation of Code Compliance Fines.pdf>

<image001.png>

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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
5466

Petitioner,

vs.

PEMBROKE CROWN III
LLC
2533 S PARK RD, PEMBROKE PARK, FL
33009 #2575 S Park Rd

Respondent(s)

On 2/16/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE CROWN III LLC
Address:	2575 S Park Rd PEMBROKE PARK, FL 33009
Folio:	514229000058
Site Address:	2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd
Legal Description:	29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	5/4/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2/16/2024
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...	2/16/2024
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.	2/16/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58 -2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 2/16/2024

LICENSES AND
BUSINESS
REGULATIONS

Sec. 15-24. - Tax
payment required to
engage in business.

Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)

Not in Compliance -
Reinspection Date:
2/16/2024

Notes/Mean of Correction:

1. No Business Tax Receipt. Must cease all operations until Business Owner obtains Business Tax Receipt License (10 days). BTR application is in progress. Requires completion.
2. Interior renovation done without permits. Obtain after the fact permits and inspections. Corrected.
3. Installed exterior cameras without permits. Verify electrical or wireless. Permit required. Cameras were removed.
4. PVC pipe is sticking out of exterior building. Remove and seal. PVC pipe was relocated for proper drainage. Corrected.
5. Remove abandon "Stratton" sign. Obtain demolition permit and inspections. Permit # 2111078-0, sign was removed, corrected.

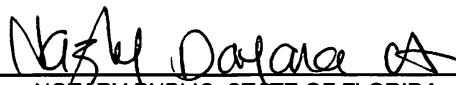
Further, Affiant sayeth naught

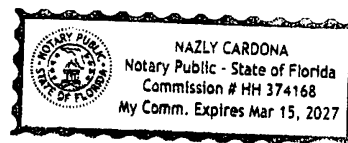
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/16/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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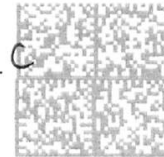
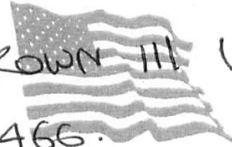
PEMBROKE CROWN III LLC
2575 S Park Rd
PEMBROKE PARK, FL 33009

Case #:

5466

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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PEMBROKE CROWN III LLC
ADNC #5466.

2533 S PARK RD,
PEMBROKE PARK, FL 33009.

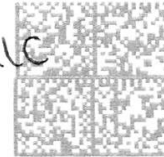
TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

RAZ ETAN
PEMBROKE CROWN III LLC

AONC # 5466.

2673 S PARK LN,
PEMBROKE PARK, FL 33009.



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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
5466

Petitioner,

vs.

PEMBROKE CROWN III
LLC

2533 S PARK RD, PEMBROKE PARK, FL
33009 #2575 S Park Rd

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Folio:	514229000058
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Not in Compliance -
Reinspection Date:
2/16/2024

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Further, Affiant sayeth naught

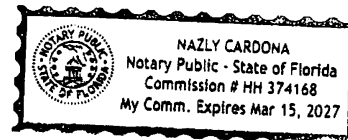
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/16/2024


NOTARY PUBLIC, STATE OF FLORIDA



**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,	)	
Petitioner,	)	
	)	Case No.: 5466
vs.	)	
	)	
PEMBROKE CROWN III LLC		
<u>Respondent(s)</u>		

ORDER OF CONTINUANCE

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

STREET ADDRESS: 2575 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE CROWN III LLC

LEGAL DESCRIPTION: 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

An administrative hearing was held before the undersigned Special Magistrate on May 17th, 2023. At the hearing, the testimony offered indicated that granting a continuance of the aforementioned case is in the public interest.

THEREFORE, IN ACCORDANCE WITH THE FINDINGS STATED ABOVE, THIS CASE IS HEREBY CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 19TH, 2023, AT 9:00 AM IN THE CITY COMMISSION CHAMBERS AT 3150 SW 52 AVENUE, PEMBROKE PARK, FLORIDA 33023.

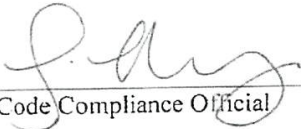
THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AFOREMENTIONED MATTER THAT IS SET FOR 9:00 AM ON JULY 19TH, 2023.

RESPONDENT IS ADVISED THAT IF ALL OF THE VIOLATIONS HAVE NOT BEEN CORRECTED BY THE HEARING DATE SET FORTH ABOVE, AN ORDER CERTIFYING THE CODE COMPLIANCE FINE AND LIEN MAY BE IMPOSED.

FAILURE OF RESPONDENT TO REMEDY AND BRING THE VIOLATIONS INTO COMPLIANCE SHALL AUTHORIZE THE SPECIAL MAGISTRATE TO ENTER A FINAL ORDER CERTIFYING THE CODE COMPLIANCE FINE AND LIEN SHOULD THE REAL PROPERTY REMAIN IN VIOLATION BEYOND THE COMPLIANCE DATE.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17 day of May, 2023.

TOWN OF PEMBROKE PARK


Code Compliance Official

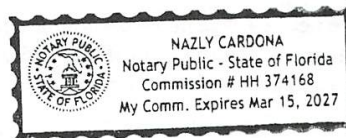

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day, an officer duly qualified to take acknowledgements, personally appeared the Special Magistrate and Code Compliance Official 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 seal in the County and State aforesaid this 17 day of May, 2023.

Nazly Cardona CA.
Notary Public, State of Florida
Clerk to the Special Magistrate



Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 5 day of June, 2023.

Nazly Cardona CA.
Nazly Cardona
Code Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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OFC #5445, #5466, #5465
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PEMBROKE PARK, FL 33009

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PEMBROKE PARK, FL 33009

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Postage
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Total Postage and
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PEMBROKE CROWN III LLC
RAZ, ETAN
OFC #5445, #5465, #5466
2673 S PARK LN
PEMBROKE PARK FL 33309

City, State, ZIP+4®
PEMBROKE PARK FL 33309

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☐ Adult Signature Required \$
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Postage
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Total Postage and
 \$

Sent To
PEMBROKE CROWN III LLC
OFC #5445, #5466, #5465
2575 S PARK RD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, Apr

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 HOLLYWOOD FL 33021

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■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE CROWN III LLC RAZ, ETAN OFC #5445, #5465, #5466 2673 S PARK LN PEMBROKE PARK FL 33309		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 9590 9402 7581 2098 7750 34 7016 0910 0001 0310 0469		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



INVOICE

DATE: May 12, 2023
INVOICE # 320
FOR:

Case # 5466
PEMBROKE CROWN III LLC
2575 S PARK RD.
PEMBROKE PARK, FL 33009

Bill To:
PEMBROKE CROWN III LLC
2575 S PARK RD,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-103(a); 5-105; 5-2(a)(b); 5-17 and 15-24.		
	Final Order 07/20/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
210	Day(s) of Per Diem from (10/19/2022-05/17/2023)	\$ 250.00	\$ 52,500.00
Balance			\$ 52,600.00

Make all checks payable to TOWN OF PEMBROKE PARK

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PEMBROKE CROWN III LLC) CASE NO. 5466
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN III LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2575 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 10:49 A.M. ON
THE 05 DAY OF MAY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

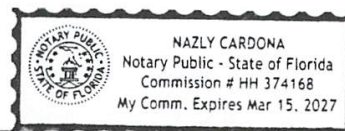
Josefine Ramirez 5/9/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of May, 2023, by _____ as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
PEMBROKE CROWN III
LLC
2533 S PARK RD, PEMBROKE PARK, FL
33009 #2575 S Park Rd

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE CROWN III LLC 2575 S Park Rd PEMBROKE PARK, FL 33009	5465	05/04/2023

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN III LLC 2575 S Park Rd PEMBROKE PARK, FL 33009	514229000058 2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd	

Legal Description: AKA:
29-51-42 S 200 OF N 325 OF W 181 OF W 1/2 OF NW 1/4 OF NE 1/4 OF LESS W 25 AKA LOTS 7, 8, 9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNRED)

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 17th day of May, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

05/05/2023 10:49

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**PEMBROKE CROWN III
LLC**

**2533 S PARK RD, PEMBROKE PARK, FL
33009 #2575 S Park Rd**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE CROWN III LLC	5466	05/04/2023
2575 S Park Rd PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN III LLC	514229000058	
2575 S Park Rd PEMBROKE PARK, FL 33009		

Legal Description:	AKA:
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
5466

Petitioner,

vs.

PEMBROKE CROWN III
LLC

2533 S PARK RD, PEMBROKE PARK, FL
33009 #2575 S Park Rd

Respondent(s)

On 5/4/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE CROWN III LLC
Address:	2575 S Park Rd PEMBROKE PARK, FL 33009
Folio:	514229000058
Site Address:	2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd
Legal Description:	29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Completed
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	5/4/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/4/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/4/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section 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: 5/4/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/4/2023

LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 5/4/2023
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Notes/Mean of Correction:

1. No Business Tax Receipt. Must cease all operations until Business Owner obtains Business Tax Receipt License. No BTR on file, call for re-inspection when BTR is displayed in unit.
2. Interior renovation done without permits. Obtain after the fact permits and inspections. In-complete, provide permit #.
3. Installed exterior cameras without permits. Verify electrical or wireless. In-complete, provide permit #.
4. PVC pipe is sticking out of exterior building. Remove and seal. In-complete.

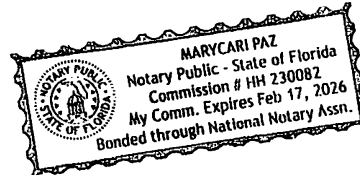
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/4/2023


NOTARY PUBLIC, STATE OF FLORIDA



7022 2410 0001 1497 5339

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ 8.09

Total Postage and Fee
\$

Sent To
PEMBROKE CROWN III LLC
HCF #5465, #5466, #5534
2533 S PARK RD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, April 2012

7022 2410 0001 1497 5353

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ 8.09

Total Postage and Fee
\$

Sent To
PEMBROKE CROWN III LLC
HCF #5465, #5466, #5534
2575 S PARK RD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, April 2012

7022 2410 0001 1497 5352

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ 8.09

Total Postage and Fee
\$

Sent To
PEMBROKE CROWN III LLC
RAZ, ETAN
HCF #5465, #5466, #5534
2673 S PARK LANE
PEMBROKE PARK, FL 33009

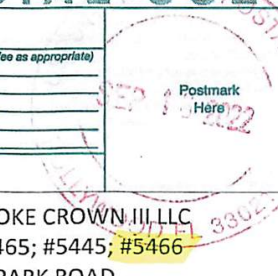
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, April 2012

7020 0640 0000 5922 2915

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ <u>6.06</u>	
Total Postage and Fee \$	
Sent To PEMBROKE CROWN III LLC	
F.O. #5465; #5445; #5466	
Street and Apt. No. 2575 S PARK ROAD,	
City, State, ZIP+4® PEMBROKE PARK, FL, 33009	
PS Form 3800, April 2019	

7020 0640 0000 5922 2908

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ <u>6.06</u>	
Total Postage and Fee \$	
Sent To PEMBROKE CROWN III LLC	
F.O. #5465; #5445; #5466	
Street and Apt. No. 2533 S PARK ROAD,	
City, State, ZIP+4® PEMBROKE PARK, FL, 33009	
PS Form 3800, April 2019	

7021 1970 0000 4565 6308

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **8.69**

Total Postage and Fees \$

Sent To
PEMBROKE CROWN III LLC
RAZ, ETAN

Street and Apt. No.,
F.O #5465, #5445, #5466

City, State, ZIP+4®
2673 S PARK LN,
PEMBROKE PARK, FL, 33309

PS Form 3800, April 2008

7021 1970 0000 4565 6315

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **8.69**

Total Postage and Fees \$

Sent To
PEMBROKE CROWN III LLC
F.O #5465, #5445, #5466

Street and Apt. No.
2575 S PARK ROAD,

City, State, ZIP+4®
PEMBROKE PARK, FL, 33009

PS Form 3800, April 2008

7021 1970 0000 4565 6322

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **8.69**

Total Postage and Fees \$

Sent To
PEMBROKE CROWN III LLC
F.O #5465, #5445, #5466

Street and Apt. No.
2533 S PARK ROAD,

City, State, ZIP+4®
PEMBROKE PARK, FL, 33009

PS Form 3800, April 2008

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X <u>[Signature]</u> ☐ Agent ☒ Addressee	
1. Article Addressed to: PEMBROKE CROWN III LLC RAZ, ETAN HCF #5465, #5466, #5534 2673 S PARK LANE PEMBROKE PARK, FL 33009		B. Received by (Printed Name) <u>RAZ E</u>	C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 5322		D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below:	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5466
Petitioner,)
)
vs.)
)
)
PEMBROKE CROWN III LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 2575 S PARK ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE CROWN III LLC

FOLIO NO.: 5142 29 00 0058

LEGAL DESCRIPTION: 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-105 and 5-2(a)(b); 5-17 and 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a); 5-105 and 5-2(a)(b); 5-17 and 15-24 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 20th day of July 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 20th day of July 2022.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No _____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of July, 2022.



Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN III LLC	2575 S Park Rd PEMBROKE PARK, FL 33009	2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd

Legal Description

Case Status Open **Case #** 5466 **Date Next Inspection** 7/20/2022

Notes

1. No Business Tax Receipt. Must cease all operations until Business Owner obtains Business Tax Receipt License (10 days).
2. Interior renovation done without permits. Obtain after the fact permits and inspections.
3. Installed exterior cameras without permits. Verify electrical or wireless. Permit required.
4. PVC pipe is sticking out of exterior building. Remove and seal.
5. Remove abandon "Stratton" sign. Obtain demolition permit and inspections.
6. Double permit fee assessed.

No permit or BTR as of 07/01/2022.

Rev. 45 days
 \$ 250.00
 \$ 100 admin

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>
12/2/2020		Notice of Violation
7/1/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV

Delivery

Regular Mail 12/2/20

Affidavit of Service/Posted to 7/7/22

Property

Certified Mail 7/1/22

Violations

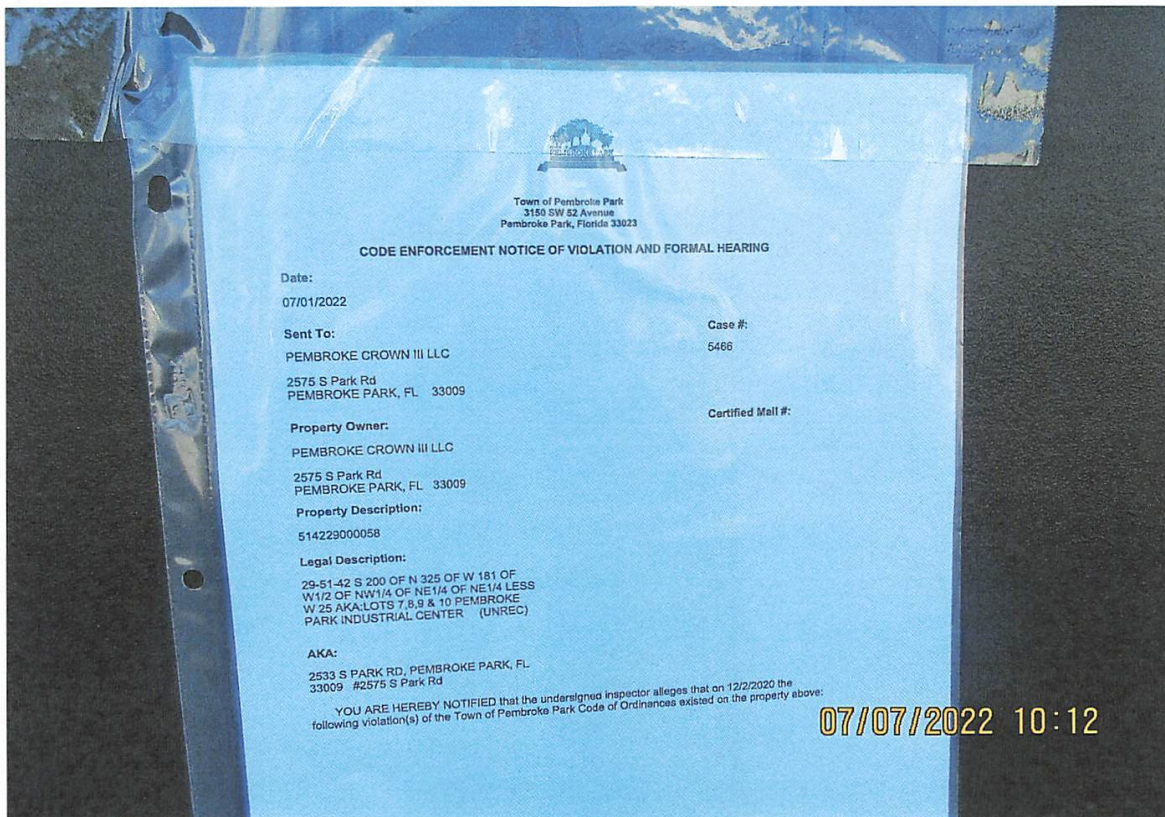
Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/20/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 7/20/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 7/20/2022

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
)
 PEMBROKE CROWN III LLC)
 Respondent)

CASE NO. 5466



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE CROWN III LLC RAZ, ETAN F.O #5465, #5445, #5466 2673 S PARK LN, PEMBROKE PARK, FL, 33309		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 1970 0000 4565 6308		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	
9590 9402 6921 1104 9860 96		Mail Restricted Delivery (X)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7021 1970 0000 4565 4977

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

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Total Postage and Fees

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Street and Apt. No.

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SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X <u>Pembroke Crown</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE CROWN III LLC N.O.H #5465, #5445, #5466 2575 S PARK ROAD, PEMBROKE PARK, FL, 33009		B. Received by (Printed Name) <u>Pembroke Crown</u> C. Date of Delivery	
2. Article Number (Transfer from service label) 7021 1970 0000 4565 4960		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 6921 1104 9870 55		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (00)	

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Code Dept.

OF PEMBROKE PARK

ID AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5466 i# 5465

Hasler

FIRST-CLASS MAIL

12/02/2020

US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

Pembroke Crown III LLC
2673 S Park Lane
Pembroke Park, FL 33009

Code Dept.

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5466

Hasler

FIRST-CLASS MAIL

12/02/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

PEMBROKE CROWN III LLC
/Current Tenant

2575 S Park Rd
PEMBROKE PARK, FL 33009

Case #:

5466



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Sent To:

PEMBROKE CROWN III LLC

2575 S Park Rd
PEMBROKE PARK, FL 33009

Case #:

5466

Property Owner:

PEMBROKE CROWN III LLC

2575 S Park Rd
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000058

Legal Description:

29-51-42 S 200 OF N 325 OF W 181 OF
W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS
W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE
PARK INDUSTRIAL CENTER (UNREC)

AKA:

2533 S PARK RD, PEMBROKE PARK, FL
33009 #2575 S Park Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	45
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	45
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	10
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	10

1. No Business Tax Receipt. Must cease all operations until Business Owner obtains Business Tax Receipt License (10 days).
 2. Interior renovation done without permits. Obtain after the fact permits and inspections.
 3. Installed exterior cameras without permits. Verify electrical or wireless. Permit required.
 4. PVC pipe is sticking out of exterior building. Remove and seal.
 5. Remove abandon "Stratton" sign. Obtain demolition permit and inspections.
 6. Double permit fee assessed.
- No permit or BTR as of 07/01/2022.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

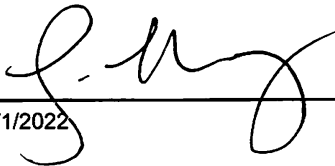
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement
Officer


7/1/2022



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\(8\)](#).

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$218,400	\$1,576,800	\$1,795,200	\$1,795,200	
2021	\$218,400	\$1,459,460	\$1,677,860	\$1,677,860	\$36,081.71
2020	\$218,400	\$1,401,600	\$1,620,000	\$1,620,000	\$34,962.51

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/10/2019	WD-D	\$1,800,000	115807445	\$7.00	31,200	SF
3/5/2007	DRR-T	\$100	43729 / 1475			
8/29/2005	DRR	\$500,000	40514 / 1013			
7/1/2005	WD	\$100	40142 / 427			
5/24/2002	QCD	\$725,000	33200 / 1854	Adj. Bldg. S.F. (Card, Sketch)		20033
				Eff./Act. Year Built: 1969/1968		

Page 748 of 1023



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN III LLC

Filing Information

Document Number	L19000019800
FEI/EIN Number	N/A
Date Filed	01/17/2019
Effective Date	01/18/2019
State	FL
Status	ACTIVE

Principal Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Mailing Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

RAZ, ETAN
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

RAZ, ETAN
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/19/2020
2021	01/11/2021
2022	01/27/2022

Document Images

[01/27/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/11/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/19/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/17/2019 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

PEMBROKE CROWN III LLC
/Current Tenant

2575 S Park Rd
PEMBROKE PARK, FL 33009

Case #:

5466

Date:

12/02/2020

Property Owner:

PEMBROKE CROWN III LLC
/Current Tenant

2575 S Park Rd
PEMBROKE PARK, FL 33009

Property Description:

514229000058

Certified Mail #:**Legal Description:**

29-51-42 S 200 OF N 325 OF W 181 OF
W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS
W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE
PARK INDUSTRIAL CENTER (UNREC)

AKA:

2533 S PARK RD, PEMBROKE PARK, FL
33009

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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	45
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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	45
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	10

LICENSES AND
BUSINESS REGULATIONS

Sec. 15-24. - Tax
payment required to
engage in business.

Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear.
(Ord. No. 58-2-1(#7), § 6, 2-4-58)

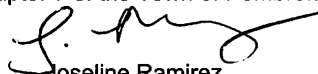
10

Notes/Mean of Correction:

1. No Business Tax Receipt. Must cease all operations until Business Owner obtains Business Tax Receipt License (10 days).
2. Interior renovation done without permits. Obtain after the fact permits and inspections.
3. Installed exterior cameras without permits. Verify electrical or wireless.
4. PVC pipe is sticking out of exterior building. Remove and seal.
5. Remove abandon "Stratton" sign. Obtain demolition permit and inspections.
6. Double permit fee assessed.

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







Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN III LLC	2673 S PARK LN PEMBROKE PARK, FL 33009	2533 S PARK RD, PEMBROKE PARK, FL 33009 #2533-2575 S Park Rd

Folio

514229000058

Legal Description

29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Case Status Closed **Case #** 5534

Notes

1. Demolition of "Stratton" sign without a permit. Obtain plans, after the fact permit and inspections.
2. Exterior concrete renovations done without permit. Obtain plans, after the fact permit and inspections.
3. Demolition of overhang canopy removed without a permit. Obtain plans, after the fact permit and inspections.
4. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/1/2021		Notice of Violation	Regular Mail
2/6/2023		Affidavit of Non-Compliance	Certified Mail
2/6/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/15/2023	3/15/2023	Final Order	Certified Mail Hand
5/4/2023		Affidavit of Non-Compliance	Certified Mail
5/4/2023	5/17/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
11/16/2023		Affidavit of Compliance	Regular Mail
7/24/2024	8/21/2024	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.	11/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	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)	11/16/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	11/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section 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.	11/16/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	11/16/2023	\$39,000.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$39,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
Total Payments		\$0.00
Fees Outstanding		\$39,100.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE CROWN III LLC)

CASE NO. 5534

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN III LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2533-2575 S PARK RD, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 10:06 A.M.
ON THE 07 DAY OF AUGUST 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

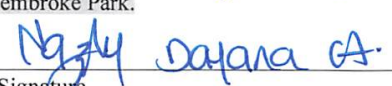
TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

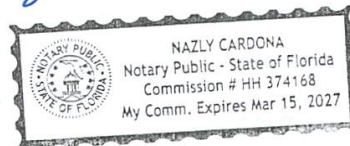

AFFIANT

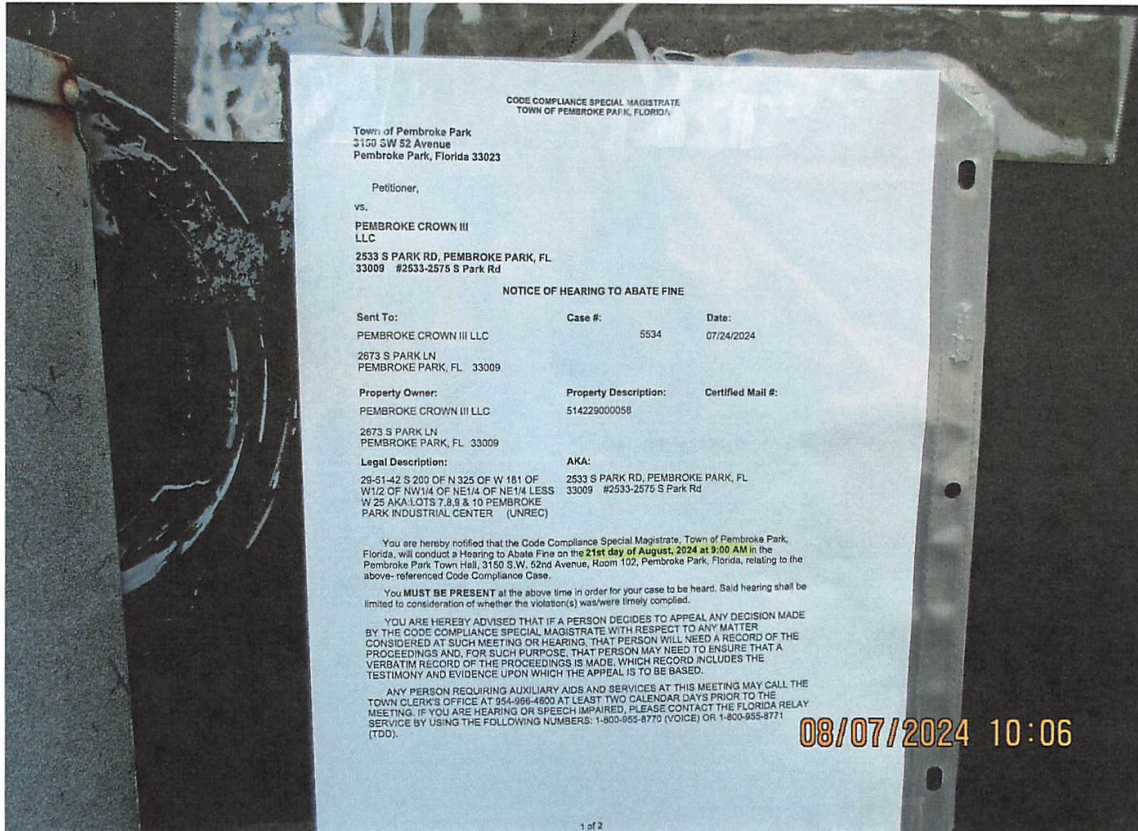
STATE OF FLORIDA
COUNTY OF BROWARD

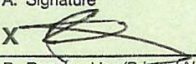
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE CROWN III LLC HAF #5445, #5534, #5466 2575 S PARK ROAD, PEMBROKE PARK FL 33009		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9256 10		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

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: August 1, 2024
INVOICE # 435
FOR:

Case #5534
PEMBROKE CROWN III LLC
2533 -2575 S PARK RD,
PEMBROKE PARK, FL 33009

Bill To:
PEMBROKE CROWN III LLC
2533 -2575 S PARK RD,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17 and 5-2(a)(b).		
	Final Order 03/15/2023		
1	Admin Fee	\$ 100.00	\$ 100.00
156	Day(s) of Per Diem from (06/13/2023 - 11/16/2023)	\$ 250.00	\$ 39,000.00
	Recommend to Abate Per Diem Fine by 85%		\$ 5,850.00
	\$5,850.00 + \$100.00		\$ 5,950.00
	Balance	\$	39,100.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**PEMBROKE CROWN III
LLC**

**2533 S PARK RD, PEMBROKE PARK, FL
33009 #2533-2575 S Park Rd**

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
PEMBROKE CROWN III LLC	5534	07/24/2024
2673 S PARK LN PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN III LLC	514229000058	
2673 S PARK LN PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2533 S PARK RD, PEMBROKE PARK, FL 33009 #2533-2575 S Park Rd	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of August, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **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 COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 5/14/2024

Phone #: 954-847-3821

Case # 5534

E-mail: Jshir@shutts.com

Address of Violation: 2533 S Park Rd, #2533-2575 S Park Rd

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Jeremy Shir (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5534 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 6/5/2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 3/15/2023 imposing the fine of \$ 39,100.00 for violation(s) of the Town's Code of Ordinances: 5-105, 5-17, 5-2(a & b)

Brief summary for request: Requesting to reduce this violation to \$0 based on overlap with other cases. The first part of this case has to do with a demolition of the "Stratton" sign - the Stratton sign was already addressed in case #5466 and there was no demolition. There were no concrete renovations - it was a simple paint job and applicant received a paint permit. The canopy removal was already obtained through the permit to remove the awning.

Jeremy Shir
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Jeremy Shir and
acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on
5/14/24.

Notary Public State of Florida: [Signature] My Commission expires: 1/5/25



DEBRA M. HARPER
Commission # HH 072022
Expires January 5, 2025



DEBRA M. HARPER
Commission # HH 072022
Expires January 5, 2025

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ 9.64.

Total Postage and
\$

Sent To **PEMBROKE CROWN III LLC**
HAF #5445, #5534, #5466
Street and Apt. No **2575 S PARK ROAD,**
City, State, ZIP+4® **PEMBROKE PARK FL 33009**

PS Form 3800, J

WEST HOLLYWOOD FL 33060
JUL 24 2024
Postmark Here

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☐ Adult Signature Required	\$
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Postage
\$ 9.64.

Total Postage and
\$

Sent To **PEMBROKE CROWN III LLC**
RAZ, ETAN
Street and Apt. No **HAF #5445, #5534, #5466**
City, State, ZIP+4® **2673 S PARK LN**
PEMBROKE PARK FL 33309

PS Form 3800,

WEST HOLLYWOOD FL 33060
JUL 24 2024
Postmark Here

05 2526 509T 0225 0TLO 6856

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ 9.64.

Total Postage and
\$

Sent To **PEMBROKE CROWN III LLC**
HAF #5445, #5534, #5466
Street and Apt. No **2533 S PARK RD,**
City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

PS Form 3800, J

WEST HOLLYWOOD FL 33060
JUL 24 2024
Postmark Here

Joseline Ramirez

From: Jeremy B. Shir <JShir@shutts.com>
Sent: Friday, May 24, 2024 12:33 PM
To: Joseline Ramirez
Cc: Nazly Cardona; iris@rstrading.com
Subject: Re: Petitions for Mitigation of Fines for Cases #5445, 5466, and 5534 for Pembroke Crown III LLC

Hi Joseline,
We'd like to schedule for the August hearing. Thanks and have a nice long weekend,
Jeremy

On May 22, 2024, at 1:44 PM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Aug 21
Sep 18

Yes, the fines have ceased.

<image001.png> **Joseline Ramirez**
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / **Code Compliance Dept.**
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Jeremy B. Shir <JShir@shutts.com>
Sent: Wednesday, May 22, 2024 1:42 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Cc: Nazly Cardona <ncardona@tppfl.gov>; iris@rstrading.com
Subject: Re: Petitions for Mitigation of Fines for Cases #5445, 5466, and 5534 for Pembroke Crown III LLC

Joseline, what are the available hearing dates in August and September? Also please confirm that fines have ceased for all three of these violations as they are now in compliance.

Thanks,
Jeremy

On May 20, 2024, at 3:41 PM, Jeremy B. Shir <JShir@shutts.com> wrote:

I'm out of town then. Will check with client and let you know!

On May 20, 2024, at 3:24 PM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Good afternoon Jeremy,

Please be advised that the next hearing date is 06/18/24. Should I put the cases for the June hearing?

Regards,

<image001.png>

Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / **Code Compliance Dept.**
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Joseline Ramirez
Sent: Tuesday, May 14, 2024 2:51 PM
To: Jeremy B. Shir <JShir@shutts.com>
Cc: Nazly Cardona <ncardona@tppfl.gov>
Subject: RE: Petitions for Mitigation of Fines for Cases #5445, 5466, and 5534 for Pembroke Crown III LLC

Good afternoon,

I hope you're well too. Received, next hearing dates are 06/18/24 or 07/17/2024.

Regards,

<image001.png>

Joseline Ramirez

Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / Code Compliance Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Jeremy B. Shir <JShir@shutts.com>
Sent: Tuesday, May 14, 2024 2:42 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Petitions for Mitigation of Fines for Cases #5445, 5466, and 5534 for Pembroke Crown III LLC

Hi Joseline,
Hope you are doing well. Attached, please find the Petitions for Mitigation of Fines for cases #5445, 5466, and 5534. Please advise availability of Special Magistrate hearing dates.
Thank you and much appreciated,
Jeremy

Jeremy B. Shir
Partner | Shutts & Bowen LLP
Tel: (954) 847-3821
201 East Las Olas Blvd., Suite 2200, Fort Lauderdale, FL 33301
[Bio](#) | [E-Mail](#) | [vCard](#) | www.shutts.com



Please note our new Fort Lauderdale office address.

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

This email may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.

<Pembroke Crown III Petitions for Mitigation of Code Compliance Fines.pdf>

<image001.png>

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

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CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5534
Petitioner,)
)
vs.)
)
)
PEMBROKE CROWN III LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 15th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 2533-2575 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE CROWN III LLC

FOLIO NO.: 5142 29 00 0058

LEGAL DESCRIPTION: 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105, 5-17 and 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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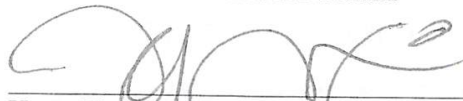
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 5-2(a)(b) WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 15th day of March 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of March 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes X No

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2023.

Nazly Cardona GA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PEMBROKE CROWN III LLC) CASE NO.5534
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN III LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2533 S PARK LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 10:58 A.M. ON
THE 03RD DAY OF MARCH 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

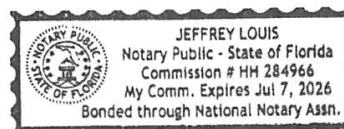
Jeffrey Louis
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of March 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Jeffrey Louis
Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____






Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date: 02/07/2023

Sent To: PEMBROKE CROWN III LLC
2673 S PARK LN
PEMBROKE PARK, FL 33009

Case #: 5534

Property Owner: PEMBROKE CROWN III LLC
2673 S PARK LN
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description: 514229000058

Legal Description: 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA: 2533 S PARK RD, PEMBROKE PARK, FL 33009 #2533-2575 S Park Rd

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 3/1/2021 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
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and Installations	Repairs and Installations shall be made so as to comply with the provisions 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, the following: 1. A signed and sealed plan.	

03/03/2023 10:58



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

02/07/2023

Sent To:

PEMBROKE CROWN III LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Case #:

5534

Property Owner:

PEMBROKE CROWN III LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000058

Legal Description:

29-51-42 S 200 OF N 325 OF W 181 OF
W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS
W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE
PARK INDUSTRIAL CENTER (UNREC)

AKA:

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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. Demolition of "Stratton" sign without a permit. Obtain plans, after the fact permit and inspections.
2. Exterior concrete renovations done without permit. Obtain plans, after the fact permit and inspections.
3. Demolition of overhang canopy removed without a permit. Obtain plans, after the fact permit and inspections.
4. Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of March, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement
Officer

2/7/2023

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- 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.	A. Signature X ☐ Agent ☐ Addressee
1. Article Addressed to: PEMBROKE CROWN III LLC RAZ, ETAN NOH #5534 2673 S PARK LN, PEMBROKE PARK, FL 33009	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0002 7328 4518	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- 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.	A. Signature X <i>Ben Cohen</i> ☐ Agent ☐ Addressee
1. Article Addressed to: PEMBROKE CROWN III LLC NOH #5534 2533 S PARK RD, PEMBROKE PARK, FL 33009	B. Received by (Printed Name) <i>Ben Cohen</i> C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0002 7328 4501	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	

7022 2410 0002 7328 4501

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.09**

Total Postage and Fee
 \$

Sent To **PEMBROKE CROWN III LLC**
NOH #5534
2533 S PARK RD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, Apr

Postmark
 Here

7022 2410 0002 7328 4518

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **7.85**

Total Postage and Fee
 \$

Sent To **PEMBROKE CROWN III LLC**
RAZ, ETAN
NOH #5534
2673 S PARK LN,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, Apr

Postmark
 Here

7022 2410 0002 7328 4525

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **7.85**

Total Postage and Fee
 \$

Sent To **PEMBROKE CROWN III LLC**
NOH #5534
2575 S PARK RD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, Apr

Postmark
 Here

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE CROWN III LLC
NOH #5534
2575 S PARK RD,
PEMBROKE PARK, FL 33009



9590 9402 7912 2234 7754 81

2. Article Number (Transfer from service label)

7022 2410 0002 7328 4525

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
5534

Petitioner,

vs.

PEMBROKE CROWN III
LLC
2533 S PARK RD, PEMBROKE PARK, FL
33009 #2533-2575 S Park Rd

Respondent(s)

On 2/6/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE CROWN III LLC
Address:	2673 S PARK LN PEMBROKE PARK, FL 33009
Folio:	514229000058
Site Address:	2533 S PARK RD, PEMBROKE PARK, FL 33009 #2533-2575 S Park Rd
Legal Description:	29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/6/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/6/2023
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Notes/Mean of Correction:

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Further, Affiant sayeth naught

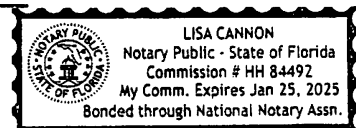
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/6/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 780 of 1023



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN III LLC

Filing Information

Document Number	L19000019800
FEI/EIN Number	N/A
Date Filed	01/17/2019
Effective Date	01/18/2019
State	FL
Status	ACTIVE

Principal Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Mailing Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

RAZ, ETAN
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

RAZ, ETAN
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/19/2020
2021	01/11/2021
2022	01/27/2022

Document Images

[01/27/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/11/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/19/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/17/2019 -- Florida Limited Liability](#)

[View image in PDF format](#)



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
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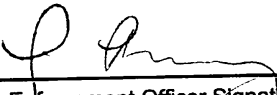
Notes/Mean of Correction:

1. Demolition of "Stratton" sign without a permit. Obtain plans, after the fact permit and inspections.
2. Exterior concrete renovations done without permit. Obtain plans, after the fact permit and inspections.
3. Demolition of overhang canopy removed without a permit. Obtain plans, after the fact permit and inspections.

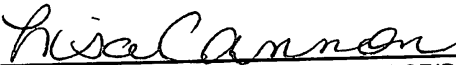
Further, Affiant sayeth naught

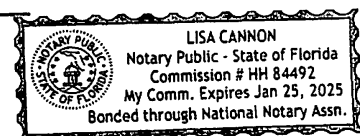
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/6/2023


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
5534

Petitioner,

vs.

PEMBROKE CROWN III
LLC
2533 S PARK RD, PEMBROKE PARK, FL
33009 #2533-2575 S Park Rd

Respondent(s)

On 2/6/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE CROWN III LLC
Address:	2673 S PARK LN PEMBROKE PARK, FL 33009
Folio:	514229000058
Site Address:	2533 S PARK RD, PEMBROKE PARK, FL 33009 #2533-2575 S Park Rd
Legal Description:	29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOTS 7, 8, 9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/6/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/6/2023
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: 2/6/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section 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: 2/6/2023

Notes/Mean of Correction:

1. Demolition of "Stratton" sign without a permit. Obtain plans, after the fact permit and inspections.
2. Exterior concrete renovations done without permit. Obtain plans, after the fact permit and inspections.
3. Demolition of overhang canopy removed without a permit. Obtain plans, after the fact permit and inspections.

Further, Affiant sayeth naught

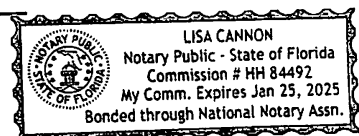
STATE OF FLORIDA

COUNTY OF BROWARD

[Signature]
Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/6/2023

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
5534

Petitioner,

vs.

PEMBROKE CROWN III
LLC
2533 S PARK RD, PEMBROKE PARK, FL
33009 #2533-2575 S Park Rd

Respondent(s)

On 2/6/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE CROWN III LLC
Address:	2673 S PARK LN PEMBROKE PARK, FL 33009
Folio:	514229000058
Site Address:	2533 S PARK RD, PEMBROKE PARK, FL 33009 #2533-2575 S Park Rd
Legal Description:	29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/6/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/6/2023
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: 2/6/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section 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: 2/6/2023

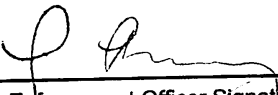
Notes/Mean of Correction:

1. Demolition of "Stratton" sign without a permit. Obtain plans, after the fact permit and inspections.
2. Exterior concrete renovations done without permit. Obtain plans, after the fact permit and inspections.
3. Demolition of overhang canopy removed without a permit. Obtain plans, after the fact permit and inspections.

Further, Affiant sayeth naught

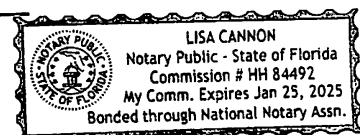
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/6/2023


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

PEMBROKE CROWN III LLC
2673 S PARK LN
PEMBROKE PARK, FL 33009

Case #:

5534

Date:

3/1/2021 12:00:00 AM

Property Owner:

PEMBROKE CROWN III LLC
2673 S PARK LN
PEMBROKE PARK, FL 33009

Property Description:

514229000058

Legal Description:

29-51-42 S 200 OF N 325 OF W 181 OF
W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS
W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE
PARK INDUSTRIAL CENTER (UNREC)

AKA:

2533 S PARK RD, PEMBROKE PARK, FL
33009 #2533-2575 S Park Rd

Mailing Purposes Only



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
PEMBROKE CROWN III LLC	5534	03/01/2021
2673 S PARK LN PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN III LLC	514229000058	
2673 S PARK LN PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2533 S PARK RD, PEMBROKE PARK, FL 33009 #2533-2575 S Park Rd	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/1/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

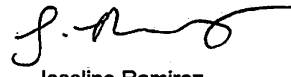
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

Notes/Mean of Correction:

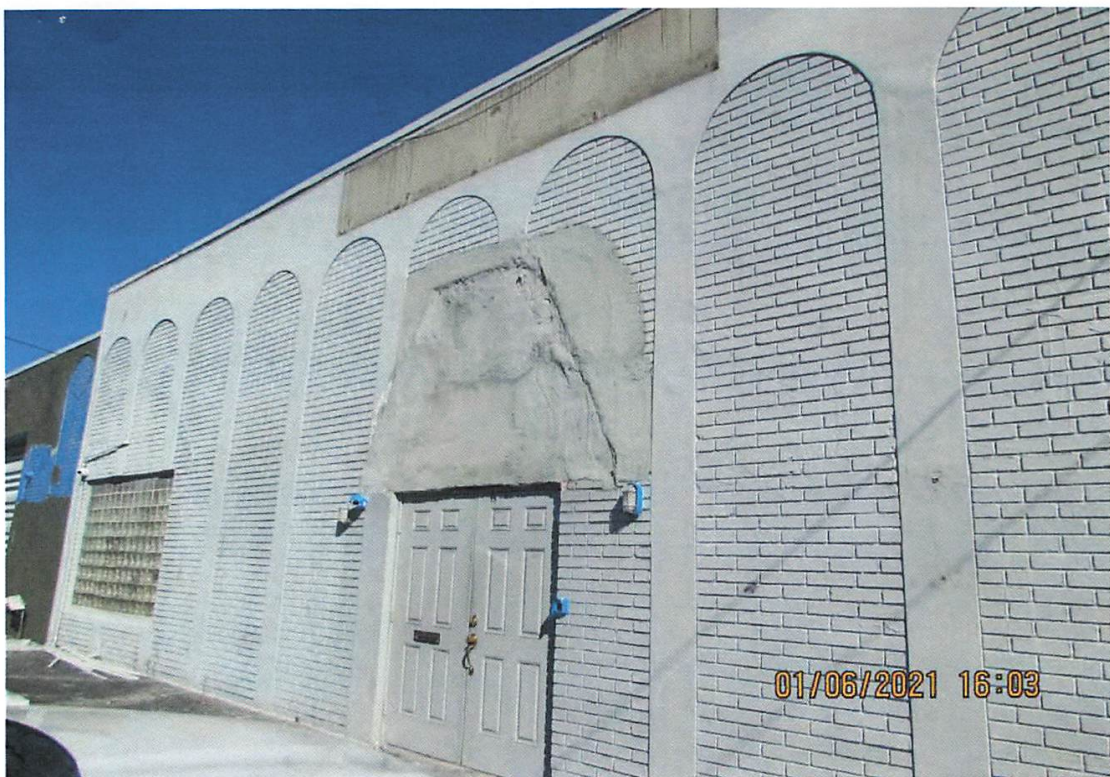
1. Demolition of "Stratton" sign without a permit. Obtain plans, after the fact permit and inspections.
2. Exterior concrete renovations done without permit. Obtain plans, after the fact permit and inspections.
3. Demolition of overhang canopy removed without a permit. Obtain plans, after the fact permit and inspections.
4. 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





Code Dept
OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 5534

Hasler FIRST-CLASS MAIL
03/02/2021
US POSTAGE \$000.51⁰
 ZIP 33023
011D10656696

Pembroke Crown LLC
2533 S Park Rd
Pembroke Park, FL 33009

Code Dept.
OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5534

Hasler FIRST-CLASS MAIL
03/02/2021
US POSTAGE \$000.51⁰
 ZIP 33023
011D10656696

Sent To:
PEMBROKE CROWN III LLC
2673 S PARK LN
PEMBROKE PARK, FL 33009

Case #:
5534

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 SW 19 ST, PEMBROKE PARK, FL 33009

Folio

514220000441

Legal Description

Case Status	Open	Case #	7447	Date Next Inspection	12/21/2022
--------------------	------	---------------	------	-----------------------------	------------

Notes #440 Currently operating with a current Business Tax Receipt. CORRECTIVE ACTION: Obtain a current and active Business Tax Receipt

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/25/2022		Notice of Violation	Regular Mail
11/30/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
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: 12/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 12/21/2022

7022 2410 0002 7328 2439

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$ 1.22
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 7.82

PEMBROKE PARK WAREHOUSES HOLDING
 (NOH-7447)
 3850 HOLLYWOOD BLVD STE 400
 HOLLYWOOD FL 33021

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for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

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Postage
 \$ 7.82

PEMBROKE PARK WAREHOUSES HOLDING
 (NOH-7447)
 3120 SW 19 ST.
 PEMBROKE PARK, FL 33009

Postmark Here

for Instructions

7022 2410 0002 7328 2446

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$ 1.22
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 7.82

ZEMEL, FRANKLIN L
 C/O ARNSTEIN & LEHR LLP
 (NOH-7447)
 200 EAST LAS OLAS BLVD SUITE 1000
 FORT LAUDERDALE, FL 33301

Postmark Here

for Instructions

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-7447

Hasler

FIRST-CLASS MAIL

08/26/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

7447

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-7447

PEMBROKE PARK WAREHOUSE HOLDING
3120 SW 19 ST
PEMBROKE PARK, FL 33009

Hasler

FIRST CLASS MAIL

08/26/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-7447

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
200 EAST LAS OLAS BLVD, SUITE 1000
FT LAUDERDALE, FL 33301

Hasler

FIRST CLASS MAIL

08/26/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696



Site Address	3120-3140 SW 19 STREET, PEMBROKE PARK FL 33009	ID #	5142 20 00 0441
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48-01
Abbr Legal Description	20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2022 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$299,310	\$1,070,190	\$1,369,500	\$1,369,500	
2021	\$299,310	\$1,070,190	\$1,369,500	\$1,369,500	\$29,450.54
2020	\$299,310	\$1,070,190	\$1,369,500	\$1,369,500	\$29,556.27

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,369,500	\$1,369,500	\$1,369,500	\$1,369,500
Portability	0	0	0	0
Assessed/SOH	\$1,369,500	\$1,369,500	\$1,369,500	\$1,369,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,369,500	\$1,369,500	\$1,369,500	\$1,369,500

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/1/1992	TD*	\$100	20656 / 146	\$2.00	149,653	SF
8/1/1990	TD*	\$100				
3/1/1978	WD	\$850,000				
				Adj. Bldg. S.F. (Card, Sketch)		71346
				Eff./Act. Year Built: 1975/1968		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



[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

2020	05/03/2020
2021	03/30/2021
2022	02/10/2022

Document Images

02/10/2022 -- ANNUAL REPORT	View image in PDF format
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

CASE NO 7447

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: 3120 SW 19 ST #440, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3120 SW 19 ST #440, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING
AT 8:30. ON THE 7TH DAY OF DECEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

T Y P E O F S E R V I C E

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.



AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 19 day of Dec, 2022, by Erik Richwagner as Code Enforcement Officer for the
Town of Pembroke Park.


Signature

Personally Known x OR Produced Identification _____

Type of Identification Produced _____

Dec 7, 2022 at 8:30:47 AM

STAPLES

Town of Pembroke Park
3180 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date: 11/30/2022

Sent To: PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #: 7447

Property Owner: PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #: 51422000441

Property Description: 51422000441

Legal Description: 20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF
AKA: 3120 SW 19 ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply From Date of this Notice
LICENSES AND BUSINESS REGULATIONS: Tax Receipt Required.	Sec. 15-17 - Business	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 for the Town Clerk upon receipt of the amount/fee provided for, and shall be signed by the Town Clerk. (Ord. No. 98-2-1 (P7), § 1, 2-4-58)	31

1 of 3

Dec 7, 2022 at 8:30:58 AM





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/30/2022

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

7447

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000441

Legal Description:

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF
SE1/4 LESS S 225 THEREOF

AKA:

3120 SW 19 ST, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	31

LICENSES AND
BUSINESS REGULATIONS

Sec. 15-40 - Delinquent
business tax receipt fees
and penalties.

(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...

31

#440 Currently operating with a current Business Tax Receipt. CORRECTIVE ACTION: Obtain a current and active Business Tax Receipt

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 21st day of December, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jamirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

11/30/2022



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #: 7447

Date: 08/25/2022

Property Owner: PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description: 514220000441

Certified Mail #:

Legal Description: 20-51-42 E1/2 OF SW1/4 OF NE1/4 OF
SE1/4 LESS S 225 THEREOF

AKA: 3120 SW 19 ST, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	31

LICENSES AND
BUSINESS REGULATIONS

Sec. 15-40 - Delinquent
business tax receipt fees
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(a) Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment. (b) Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c) Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...

31

Notes/Mean of Correction:

Currently operating with a current Business Tax Receipt. **CORRECTIVE ACTION:** Obtain a current and active Business Tax Receipt

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.



Erik Richwagen
Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Yosef Wassermann

Date 07/11/2022

Site Address 3120 SW 19TH
ST

Case # _____

Sub/Park _____

Permit # _____

☐ *STOP ALL WORK

☐ Approved Plan Not Being Followed

☐ No Building Permit

☐ Permit Not on Job

☐ Violation of Florida Building Code # _____

☐ Approved plan not on Job

☒ Violation of Town Ordinance # 15-40

☐ Re-Inspection Fee

☐ NFPA # _____

☐ Repeat Violation (Double fine)

Violation (s) Operating without a Current Cou/BTR

Corrective Action(s)

obtain ~~proof~~ ~~and~~ a Current Business Tax
Receipt

☐ Structural

☐ Plumbing

☐ Mechanical

☐ Electrical

☒ Code Enforcement

☐ Zoning

☒ Business Tax Receipt

☐ Other _____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

☒ Code Enforcement Ext.215

☐ Building Dept. Ext. 211/227

☒ Business Tax Receipt Ext. 214

☐ Public Works Ext. 238

Erik Wassermann

Code Enforcement Officer

[Signature]

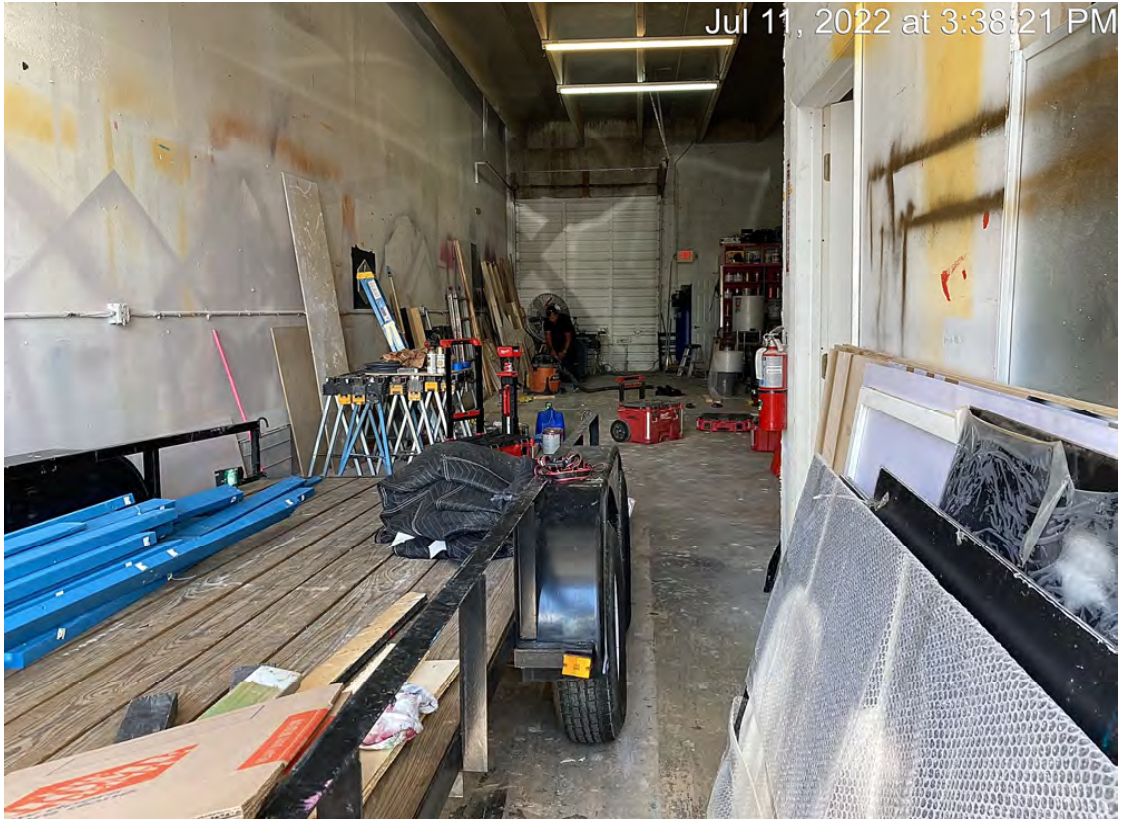
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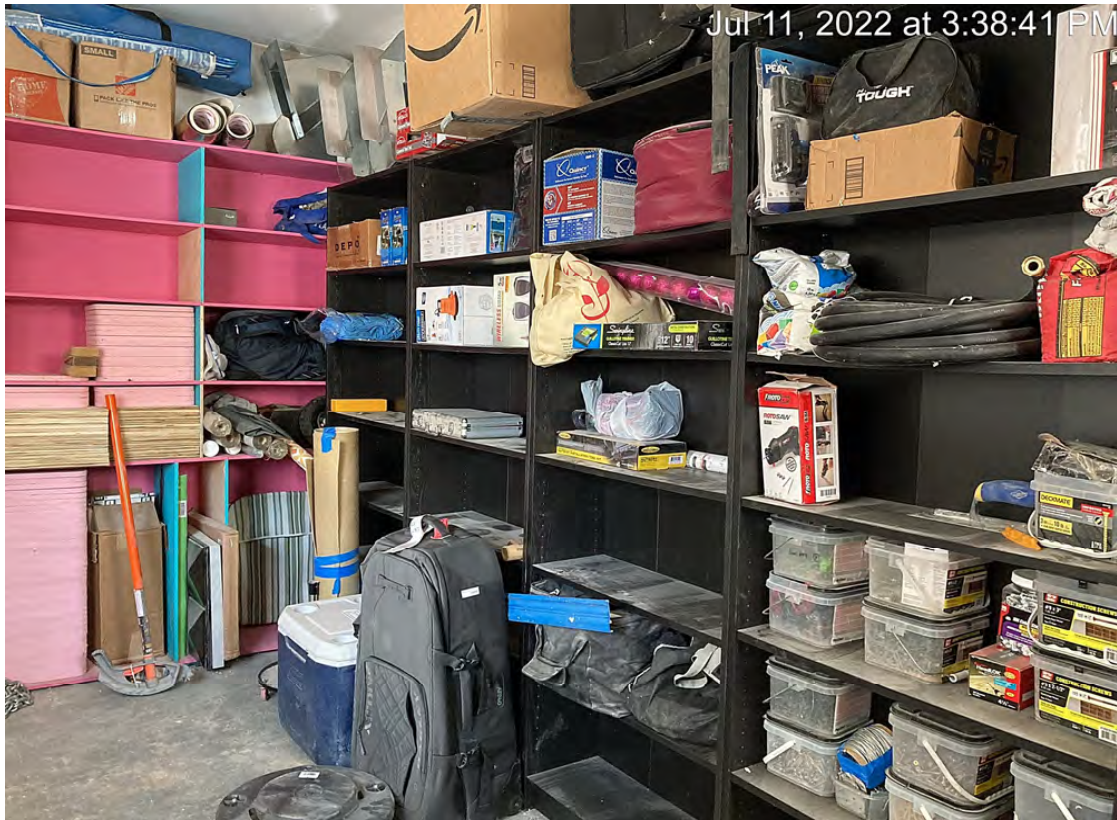
White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator









Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 SW 19 ST, PEMBROKE PARK, FL 33009 ##92 - #1160

Folio

514220000441

Legal Description

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

Case Status Closed **Case #** 8756

Notes

1. Plumbing work done without a permit at the rear side of the storage bay between #92 - #1160. Plumbing is illegally draining on to the alley way swale area. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/19/2023		Notice of Violation	Regular Mail
9/26/2023		Affidavit of Non-Compliance	Regular Mail
9/26/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/18/2023	10/18/2023	Final Order	Certified Mail
7/29/2024		Affidavit of Compliance	Regular Mail
8/13/2024	8/21/2024	Notice of Formal Hearing - Abate Fine	Email

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.	7/29/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	7/29/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	7/29/2024	\$63,750.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$63,850.00

Payments

Case Overview

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$63,850.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**PEMBROKE PARK
WAREHOUSES HOLDING**
3120 SW 19 ST, PEMBROKE PARK, FL
33009 ##92 - #1160

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING	8756	08/13/2024
3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021		

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING	514220000441	
3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021		

Legal Description:	AKA:
20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF	3120 SW 19 ST, PEMBROKE PARK, FL 33009 ##92 - #1160

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of August, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **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 COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 8/13/2024

Phone # 954 989-2208

Case # 8756

E-mail: nancy.romero@absolutemgmt.com

Address of Violation: 3140 SW 19 St. 92-1160

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Nancy J. Romero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8756 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the Aug 21, 2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 7/19/2023 imposing the fine of \$63,850.00 for violation(s) of the Town's Code of Ordinances: Sec # 5-105 Repairs + Installation
Sec # 5-17 - Permit Application

Brief summary for request: general hardship.

Nancy V. Romero
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Nancy V. Romero and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 8/13/24.

Notary Public State of Florida: [Signature]

My Commission expires: 4-8-28



Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: August 14, 2024
INVOICE # 435
FOR:

Case #8756
PEMBROKE PARK
WAREHOUSES HOLDING
3120 SW 19 ST #92-#1160,
PEMBROKE PARK, FL 33009

Bill To:
PEMBROKE PARK
WAREHOUSES HOLDING
3120 SW 19 ST #92-#1160,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 15-17.		
	Final Order 10/18/2023		
1	Admin Fee	\$ 100.00	\$ 100.00
255	Day(s) of Per Diem from (11/17/2023 - 07/29/2024)	\$ 250.00	\$ 63,750.00
	Recommend to Abate Per Diem Fine by 85%		\$ 9,563
	\$9,563.00 + \$100.00		\$ 9,663
	Balance		\$ 63,850.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8756
Petitioner,)
)
vs.)
)
PEMBROKE PARK WAREHOUSES)
HOLDING)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 18th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3120 SW 19 ST #92-#1160, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

FOLIO NO.: 5142 20 00 0441

LEGAL DESCRIPTION: 20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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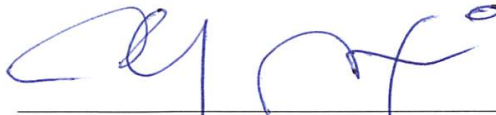
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 18th day of October 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 - PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th day of October 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of October, 2023.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)

CASE NO. 8756

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

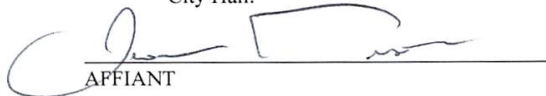
ADDRESS: 3120 SW 19 ST # 92 - # 1160, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 03:09
P.M. ON THE 02 DAY OF October 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the prem ises (a photo of which is attached) and at City Hall.


AFFIANT 10-4-23

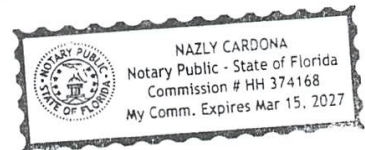
STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 4 day of oct, 2023, by Jean Gustin as Code Enforcement Officer for the
Town of Pembroke Park.

Nazly Cardona CA
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____



Oct 2, 2023 at 3:09:16 PM

3150
OFFICE HOURS

MON - THUR
9AM - 5:00 PM

FRIDAY
9AM - 5:00 PM

SATURDAY
9AM - 12:00 PM



3150

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

TO: [Name]

FROM: [Name]

DATE: [Date]

TIME: [Time]

LOCATION: [Location]

REASON: [Reason]

REMARKS: [Remarks]

SIGNATURE: [Signature]

DATE: [Date]

PM

Oct 2, 2023 at 3:09:21 PM



Town of Pembroke Park
3150 SW 32 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
09/28/2023

Sent To:
PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:
8756

Property Owner:
PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:
514220000441

Legal Description:
20-61-42 E1/2 OF SW1/4 OF NE1/4 OF
SE1/4 LESS S 225 THEREOF

AKA:
3120 SW 19 ST, PEMBROKE PARK, FL
33009 8902 - 81180

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 7/19/2023 the following violation(s) of the Town of Pembroke Park, Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-105 - Repairs and Insulations	Repairs and Insulations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall be done in a 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, street plans, heavy equipment, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-06-01, § 2, 6-11-13)	30



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/26/2023

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

8756

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000441

Legal Description:

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF
SE1/4 LESS S 225 THEREOF

AKA:

3120 SW 19 ST, PEMBROKE PARK, FL
33009 ##92 - #1160

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/19/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Plumbing work done without a permit at the rear side of the storage bay between #92 - #1160. Plumbing is illegally draining on to the alley way swale area. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin



9/26/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

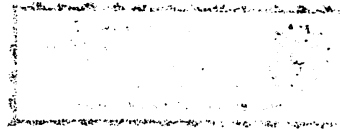
Case #:
8756

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3120 SW 19 ST, PEMBROKE PARK, FL
33009 ##92 - #1160

Respondent(s)



On 9/26/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PEMBROKE PARK WAREHOUSES HOLDING
Address: 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio: 514220000441
Site Address: 3120 SW 19 ST, PEMBROKE PARK, FL 33009 ##92 - #1160
Legal Description: 20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

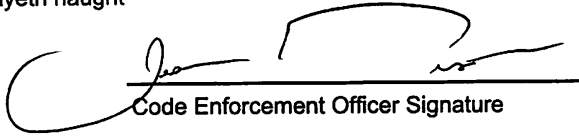
Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023

Notes/Mean of Correction:

1. Plumbing work done without a permit at the rear side of the storage bay between #92 - #1160. No permit has been obtained.

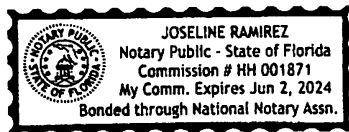
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/26/2023


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

8756

Date:

07/19/2023

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description:

514220000441

Certified Mail #:**Legal Description:**

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF
SE1/4 LESS S 225 THEREOF

AKA:

3120 SW 19 ST, PEMBROKE PARK, FL
33009 ##92 - #1160

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/19/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Mean of Correction:

1. Plumbing work done without a permit at the rear side of the storage bay between #92 - #1160. Plumbing is illegally draining on to the alley way swale area. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jean Gustin





[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

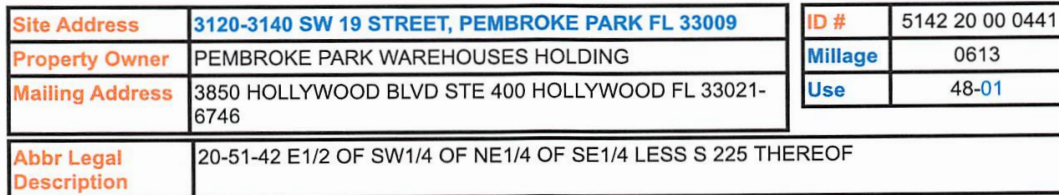
Name & Address

Title PSD

CORNFELD, ROBERT M
3850 HOLLYWOOD BLVD # 400
HOLLYWOOD, FL 33021

Annual Reports

Report Year	Filed Date
-------------	------------



* 2023 values are considered "working values" and are subject to change.

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,369,500	\$1,369,500	\$1,369,500	\$1,369,500
Portability	0	0	0	0
Assessed/SOH	\$1,369,500	\$1,369,500	\$1,369,500	\$1,369,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,369,500	\$1,369,500	\$1,369,500	\$1,369,500

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/1/1992	TD*	\$100	20656 / 146	\$2.00	149,653	SF
8/1/1990	TD*	\$100				
3/1/1978	WD	\$850,000				
				Adj. Bldg. S.F. (Card, Sketch)		71346
* Boulder Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1975/1968		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
71346								

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Pembroke Park
warehouses Holding

NOV #8756.

3120 SW 19 ST, #92,
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁹

07/20/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP

NOV #8756.

200 EAST LAS OLAS BLVD,
STE 1000,
FORT LAUDERDALE, FL 33301.



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁹

07/20/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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FIRST-CLASS MAIL

IMI

\$000.60⁹

07/20/2023 ZIP 33023
043M30245597

US POSTAGE

Nov.

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

8756

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁹

07/20/2023 ZIP 33023
043M30245597

US POSTAGE

PEMBROKE PARK WAREHOUSES HOLDING

NOV #8756

3120 SW 19 ST,
Pembroke Park, FL 33009.

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330

21 JUL 2023 PM 4 L

Pembroke Park
Holding



quadiant

FIRST-CLASS MAIL
IMI

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07/20/2023 ZIP 33023
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US POSTAGE

NOV #8756.

3120 SW 19 SW #1160;
Pembroke Park, FL 33009.

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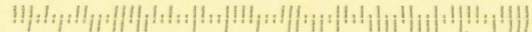
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

33023>5413

BC: 33023541350

*2938-05394-21-45



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330

21 JUL 2023 PM 4 L

PEMBROKE PARK WAREHOUSES HOLDING

NOV #8756

3120 SW 19 ST,
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL
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\$000.60⁹

07/20/2023 ZIP 33023
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US POSTAGE

NIXIE

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0008/02/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*2938-04949-21-45



33009-200059
33023>5413

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330

21 JUL 2023 PM 4:11

Pembroke Park
warehouses holding.

NOV #8756.

3120 SW 19 St, #92,
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

\$000.60

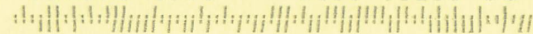
07/20/2023 ZIP 33023
043M30245597

US POSTAGE

NIXIE 331 DE 1 0008/02/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2938-05255-21-45



UTF
33009-200095
330235413

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Pembroke Park
Holding



NOV #8756.

3120 SW 19 SW #1160;
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁹

07/20/2023 ZIP 33023
043M30245597

US POSTAGE

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR
 LLP
 NOH #8756
 200 EAST LAS OLAS BLVD, STE 1000
 FORT LAUDERDALE, FL 33301

City, State, ZIP+4®
 FORT LAUDERDALE, FL 33301

PS Form 3800, April 2019

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 PEMBROKE PARK WAREHOUSES HOLDING
 NOH #8756
 3850 HOLLYWOOD BLVD STE 400
 HOLLYWOOD FL 33021

City, State, ZIP+4®
 HOLLYWOOD FL 33021

PS Form 3800, April 2019

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 PEMBROKE PARK WAREHOUSES HOLDING
 NOH #8756
 3120 SW 19 ST #92,
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®
 PEMBROKE PARK, FL 33009

PS Form 3800, April 2019

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

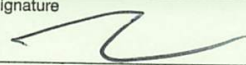
Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 PEMBROKE PARK WAREHOUSES HOLDING
 NOH #8756
 3120 SW 19 ST #1160,
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®
 PEMBROKE PARK, FL 33009

PS Form 3800, April 2019

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ 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: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP NOH #8756 200 EAST LAS OLAS BLVD, STE 1000 FORT LAUDERDALE, FL 33301 Barcode: 9590 9402 7581 2098 7772 98 2. Article Number (Transfer from service label) 7022 2410 0001 1497 2109 PS Form 3811, July 2020 PSN 7530-02-000-9053	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) USPS IN BOY C. Date of Delivery 9-28-23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery all Restricted Delivery Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES HOLDING
NOH #8756
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021



9590 9402 7581 2098 7772 74

2. Article Number (Transfer from service label)

7022 2410 0001 1497 2116

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

(00)

Domestic Return Receipt

Jul 19, 2023 at 12:18:12 PM



Jul 19, 2023 at 12:20:00 PM





Case Overview

Property/Incident Information

Owner	Address	Site Address
LILIANA PLONSKY	3140 W Hallandale Beach Blvd, Lot 438 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #438

Folio

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

Case Status	Open	Case #	6658	Date Next Inspection	8/21/2024
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Notes

1. Prohibited outdoor storage. Remove all materials, miscellaneous items and trash.
 2. Replaced water heater without a building permit. Obtain a plumbing contractor for an after the fact permits and inspections.
 3. Addition added to mobile home without a building permit. Obtain an engineer or architect for after the fact permit and inspections.
 4. Wooden deck and awning added to mobile home without a building permit. Obtain an engineer or architect for after the fact permits and inspections.
 5. Installed a shed without a building permit. Obtain an engineer or architect for after the fact permits and inspections.
 6. Exterior maintenance require. Remove dirt build up on ALL four walls and awnings; clean, pressure wash and paint. Free paint available at Town Hall.
 7. Overgrown trees on roof. Prune and trim trees away from roof of mobile home for safety purposes.
 8. Excessive amount of dead vegetation around mobile home. Remove dead vegetation from mobile home area.
 9. Installed cameras without a building permit. Obtain plans for an after the fact permit and inspections.
- Double permit fee assessed for all unpermitted work.
To obtain your permits contact the Building Dept. at 954-966-4600, ext 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/27/2022		Notice of Violation	Regular Mail
3/26/2024		Affidavit of Non-Compliance	Regular Mail
3/26/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/19/2024	4/17/2024	Final Order	Certified Mail Hand
7/19/2024		Affidavit of Non-Compliance	Hand
7/19/2024	8/21/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Case Overview

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	3/26/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	7/19/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	7/19/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	7/19/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/21/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 8/21/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	7/19/2024
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)	7/19/2024

Fines

Case Overview

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$3,100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$3,200.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$3,200.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LILIANA PLONSKY)

CASE NO. 6658

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LILIANA PLONSKY

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 438, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LILIANA PLONSKY AT 9:37 A.M. ON THE 07
DAY OF AUGUST 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

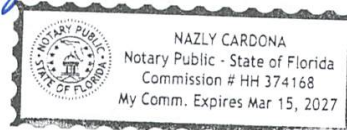

AFFIANT

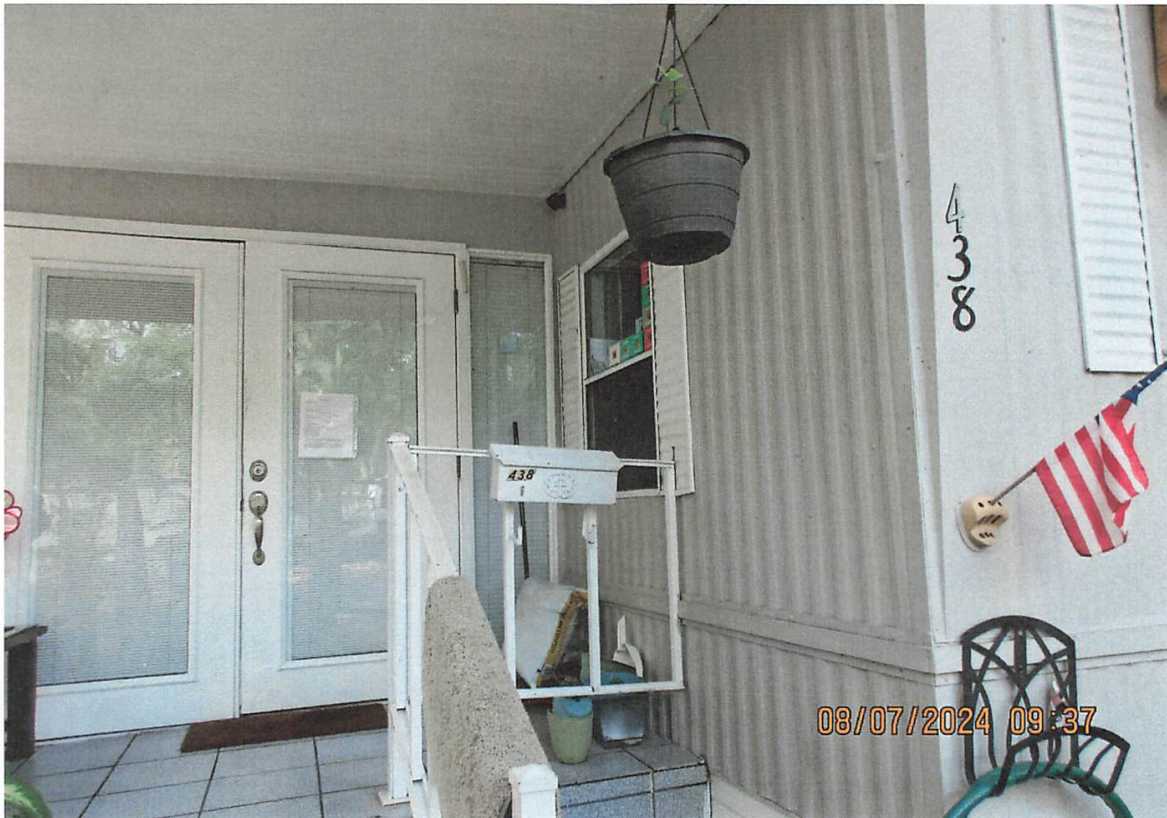
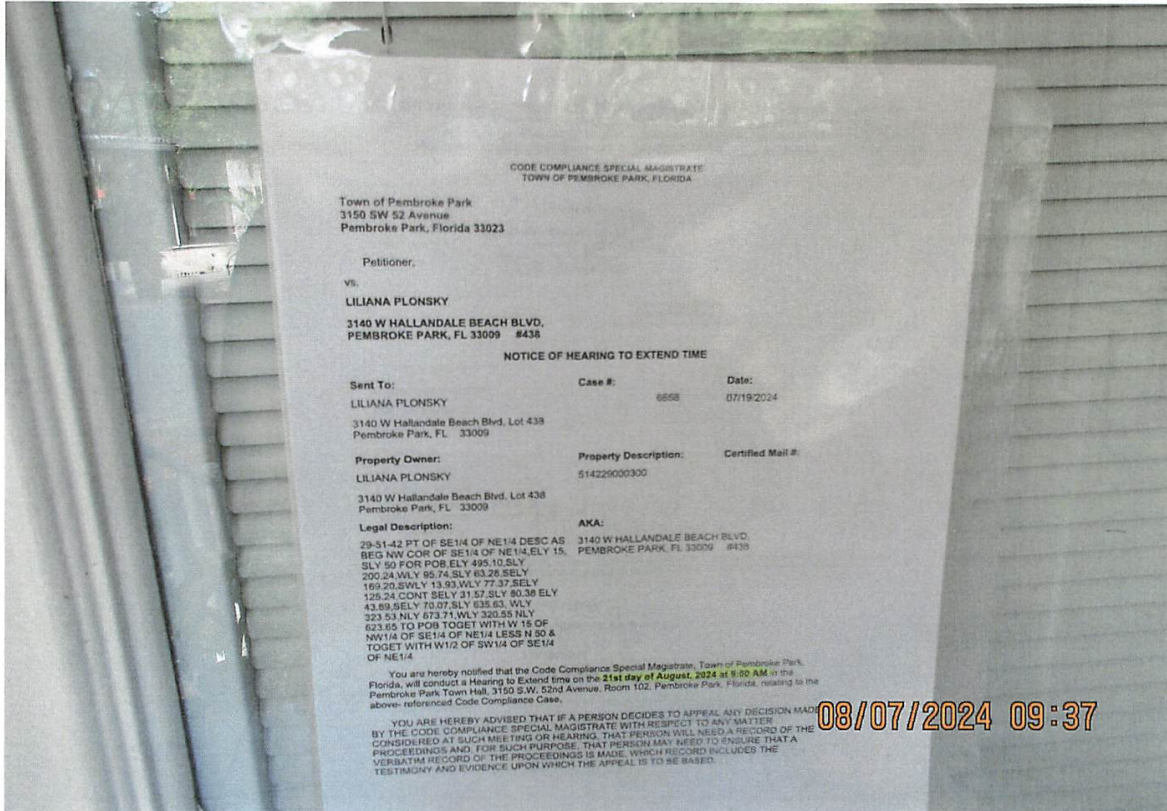
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

LILIANA PLONSKY

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #438

NOTICE OF HEARING TO EXTEND TIME

Sent To:

LILIANA PLONSKY

3140 W Hallandale Beach Blvd, Lot 438
Pembroke Park, FL 33009

Case #:

6658

Date:

07/19/2024

Property Owner:

LILIANA PLONSKY

3140 W Hallandale Beach Blvd, Lot 438
Pembroke Park, FL 33009

Property Description:

514229000300

Certified Mail #:

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 #438

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of August, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
6658

Petitioner,

vs.

LILIANA PLONSKY

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #438

Respondent(s)

On 7/19/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: LILIANA PLONSKY

Address: 3140 W Hallandale Beach Blvd, Lot 438 Pembroke Park, FL 33009

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #438

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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	3/26/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	7/19/2024
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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/21/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 8/21/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	7/19/2024

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)

7/19/2024

Notes/Mean of Correction:

1. Prohibited outdoor storage. Remove all materials, miscellaneous items and trash. Corrected.
2. Replaced water heater without a building permit. Obtain a plumbing contractor for an after the fact permits and inspections. Permit# 24366742-0, in progress, must complete permit.
3. Addition added to mobile home without a building permit. Obtain an engineer or architect for after the fact permit and inspections. According to BCPA addition existed since 2006, there is no evidential support that an addition was done without permits. However, the addition was modified by enclosing the front and french doors. No permit has been obtained, not corrected. Process #1022269, permit application in plan review.
4. Wooden deck and awning added to mobile home without a building permit. Obtain an engineer or architect for after the fact permits and inspections. Process #1022269, permit application in plan review.
5. Installed a shed without a building permit. Obtain an engineer or architect for after the fact permits and inspections. According to BCPA addition existed since 2006, there is no evidential support that a shed was done without permits. Violation removed.
6. Exterior maintenance require. Remove dirt build up on ALL four walls and awnings; clean, pressure wash and paint. Free paint available at Town Hall. Corrected, but roof requires maintenance. Corrected.
7. Overgrown trees on roof. Prune and trim trees away from roof of mobile home for safety purposes. Corrected.
8. Excessive amount of dead vegetation around mobile home. Remove dead vegetation from mobile home area. Corrected.
9. Installed cameras without a building permit. Obtain plans for an after the fact permit and inspections. Cameras are battery operated; no permit required.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/19/2024


NOTARY PUBLIC, STATE OF FLORIDA



9589 0710 5270 1605 9253 82

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 9.64

Total Postage \$

Sent To
Street and Apt.
City, State, ZIP+4

HOLIDAY HALLANDALE MHC LLC
HET #6658
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 9.64

Total Postage \$

Sent To
Street and Apt.
City, State, ZIP+4

LILIANA PLONSKY
HET #6658
3140 W HALLANDALE BEACH BLVD
#438,
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9253 75

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$ JUL 19 2024
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 9.64

Total Postage \$

Sent To
Street and Apt.
City, State, ZIP+4

HOLIDAY HALLANDALE MHC LLC
HET #6658
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) ☒ Date of Delivery C. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below:	
HOLIDAY HALLANDALE MHC LLC HET #6658 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery	
2. Article Number (Transfer from service label) 9590 9402 8582 3244 8652 47		75 all Restricted Delivery (over 5000)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 7/15/24 Phone: 786 720 5541
Email: lili1234@hotmail.com
Property Address: 3120 W Hallandale Blvd # 430

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Liliana Polonsky (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6658 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 08/24/2024 9:00 AM
Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 4/17/2024 imposing the fine of \$ 100.00 per day for violation(s) of the Town's Code of Ordinances: 5-103(a)(1)(i)(j); 5-105; 5-17; 12-48; 12-61
and 27-33

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Liliana Polonsky
Petitioner's Name (Print)

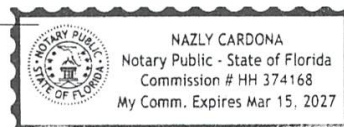
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Liliana Polonsky, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 15 day of July, 20 24.

Nazly Dayana A.
Notary
My Commission expires March 15, 27



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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6658
Petitioner,)
)
vs.)
)
LILIANA PLONSKY)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #438, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: LILIANA PLONSKY

VEHICLE IDENTIFICATION #: 3B5240999

TITLE #: 22064178

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(h)(i)(j); 5-105; 5-17; 12-48; 12-61 and 27-33. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as

1 alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist
2 on the subject real property.

3
4 **ORDER**

5
6 THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the
7 Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE
8 SECTION(S) 5-103(h)(i)(j); 5-105; 5-17; 12-48; 12-61 and 27-33 **WITHIN 90 DAYS OF**
9 **THE DATE OF THE FORMAL HEARING** held on 17th day of April 2024. If the Respondent(s)
10 does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 PER
11 DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set
12 for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL**
13 **MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED**
14 **DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE**
15 **HEARING.**
16
17

18
19 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
20 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
21 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
22 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
23 DETERMINE IF COMPLIANCE HAS OCCURRED.
24

25
26 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
27 this 17th of April 2024.
28

29 **TOWN OF PEMBROKE PARK**

30
31 
32
33
34 Andre Mckenney, Special Magistrate
35

36
37 Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek
38 judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.
39

40 **Certificate of Service**

41 This Final Order was hand delivered at the Special Magistrate Hearing dated above:

42 Yes X No

43
44 I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct
45 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
46 set forth above in this Final Order on this 18 day of April, 2024.
47
48

49 Nazly Cardona CA.
50 Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1605 9284 99

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☐ Return Receipt (electronic)	\$
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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

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\$ **8.69**

Total Postage and Fees
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Sent To
HOLIDAY HALLANDALE MHC LLC
FO #6658, #6661, #6619
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

Street and Apt. No.,
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

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\$ **8.69**

Total Postage and Fees
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HOLIDAY HALLANDALE MHC LLC
FO #6658, #6661, #6619
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

Street and Apt. No.,
City, State, ZIP+4®

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Postage
\$ **8.69**

Total Postage and Fees
\$

Sent To
LILIANA PLONSKY
FO #6658
3140 W HALLANDALE BEACH BLVD #438,
PEMBROKE PARK, FL 33009

Street and Apt. No.,
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Certified Mail Restricted Delivery	\$
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☐ Adult Signature Restricted Delivery	\$

Postage
\$ **8.69**

Total Postage and Fees
\$

Sent To
CORPORATION SERVICE COMPANY
FO #6658, #8742, #6661, #6619
1201 HAYS STREET
TALLAHASSEE, FL 32301

Street and Apt. No.,
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- 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.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 4/22/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC FO #6658, #6661, #6619 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009  9590 9402 8582 3244 8694 67	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
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9284 99	Mail Restricted Delivery (J)
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- 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.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) Hanna Plonsky C. Date of Delivery 4/22/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC FO #6658, #6661, #6619 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077  9590 9402 8582 3244 8723 82	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
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9284 82	Mail Restricted Delivery (J)
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- 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.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) Liliana Plonsky C. Date of Delivery 4/22/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: LILIANA PLONSKY FO #6658 3140 W HALLANDALE BEACH BLVD #438, PEMBROKE PARK, FL 33009  9590 9402 8582 3244 8697 88	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
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9284 44	Mail Restricted Delivery (J)
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

Case Overview

Property/Incident Information

Owner	Address	Site Address
Liliana Plonsky	3140 W Hallandale Beach Blvd, Lot 438 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #438

Folio

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

Case Status	Open	Case #	6658	Date Next Inspection	4/17/2024
-------------	------	--------	------	----------------------	-----------

Notes

1. Prohibited outdoor storage. Remove all materials, miscellaneous items and trash.
 2. Replaced water heater without a building permit. Obtain a plumbing contractor for an after the fact permits and inspections.
 3. Addition added to mobile home without a building permit. Obtain an engineer or architect for after the fact permit and inspections.
 4. Wooden deck and awning added to mobile home without a building permit. Obtain an engineer or architect for after the fact permits and inspections.
 5. Installed a shed without a building permit. Obtain an engineer or architect for after the fact permits and inspections.
 6. Exterior maintenance require. Remove dirt build up on ALL four walls and awnings; clean, pressure wash and paint. Free paint available at Town Hall.
 7. Overgrown trees on roof. Prune and trim trees away from roof of mobile home for safety purposes.
 8. Excessive amount of dead vegetation around mobile home. Remove dead vegetation from mobile home area.
 9. Installed cameras without a building permit. Obtain plans for an after the fact permit and inspections.
- Double permit fee assessed for all unpermitted work.
To obtain your permits contact the Building Dept. at 954-966-4600, ext 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/27/2022		Notice of Violation	Regular Mail 1/28/22
3/26/2024		Affidavit of Non-Compliance	Regular Mail 3/28/24
3/26/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 4/5/24 Certified Mail 3/28/24

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	3/26/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/17/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 4/17/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 4/17/2024
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: 4/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LILIANA PLONSKY)

CASE NO. 6658

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LILIANA PLONSKY

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 438, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LILIANA PLONSKY AT 1:23 P.M. ON THE 05 DAY OF APRIL 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

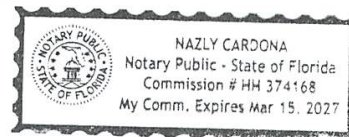
JOSELINE RAMIREZ DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/26/2024

Sent To:

Lilliana Plonsky

3140 W Hallandale Beach Blvd, Lot 438
Pembroke Park, FL 33009

Case #:

6658

Property Owner:

Lilliana Plonsky

3140 W Hallandale Beach Blvd, Lot 438
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29.51-42 PT OF SE 1/4 OF NE 1/4 DESC AS
BEG NW COR OF SE 1/4 OF NE 1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SLY
169.20, SWLY 13.93, WLY 77.37, SLY
126.24, CONT SLY 31.67, SLY 80.38 ELY
43.89, SLY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW 1/4 OF SE 1/4 OF NE 1/4 LESS N 50 &
TOGET WITH W 1/2 OF SW 1/4 OF SE 1/4
OF NE 1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #438

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/27/2022 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

04/05/2024 13:23

9589 0710 5270 1605 9279 28

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☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and
\$

Sent To
CORPORATION SERVICE COMPANY
NOH #6658, #6619
Street and Apt. No. 1201 HAYS STREET
City, State, Zip+4® TALLAHASSEE, FL 32301

PS Form 3800, January 2002

FLORIDA 33021
MAR 28 2024
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☐ Adult Signature Restricted Delivery \$

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Total Postage and
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Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #6658, #6619
Street and Apt. 3140 W HALLANDALE BEACH BLVD,
City, State, Zip: PEMBROKE PARK, FL 33009

PS Form 3800, January 2002

FLORIDA 33009
MAR 28 2024
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☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage and
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NOH #6658, #6619
Street and Apt. No. 8800 NORTH BRONX AVE 2ND
City, State, Zip+4® FLOOR SKOKIE IL 60077

PS Form 3800, January 2002

FLORIDA 33021
MAR 28 2024
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and
\$

Sent To
LILIANA PLONSKY
NOH #6658
Street and Apt. No. 1965 NE 135 ST APT 307
City, State, Zip+4® NORTH MIAMI, FL 33181

PS Form 3800, January 2002

FLORIDA 33181
MAR 28 2024
Postmark Here

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Extra Services & Fees (check box, add fee as appropriate)
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and
\$

Sent To
LILIANA PLONSKY
NOH #6658
Street and Apt. No. 3140 W HALLANDALE BEACH BLVD #438,
City, State, Zip+4® PEMBROKE PARK, FL 33009

PS Form 3800, January 2002

FLORIDA 33009
MAR 28 2024
Postmark Here



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/26/2024

Sent To:

Liliana Plonsky

3140 W Hallandale Beach Blvd, Lot 438
Pembroke Park, FL 33009

Case #:

6658

Property Owner:

Liliana Plonsky

3140 W Hallandale Beach Blvd, Lot 438
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 #438

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/27/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	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
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. 12-61 - Excessive,
untended growth
deemed public nuisance

The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance.

30

(Ord. No. 81-10-3, § 1, 10-28-81)

Cross reference - Vegetation, Ch. 27.

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.

30

(Ord. No. 72-4-1, § 4b., 4-5-72)

1. Prohibited outdoor storage. Remove all materials, miscellaneous items and trash.
 2. Replaced water heater without a building permit. Obtain a plumbing contractor for an after the fact permits and inspections.
 3. Addition added to mobile home without a building permit. Obtain an engineer or architect for after the fact permit and inspections.
 4. Wooden deck and awning added to mobile home without a building permit. Obtain an engineer or architect for after the fact permits and inspections.
 5. Installed a shed without a building permit. Obtain an engineer or architect for after the fact permits and inspections.
 6. Exterior maintenance require. Remove dirt build up on ALL four walls and awnings; clean, pressure wash and paint. Free paint available at Town Hall.
 7. Overgrown trees on roof. Prune and trim trees away from roof of mobile home for safety purposes.
 8. Excessive amount of dead vegetation around mobile home. Remove dead vegetation from mobile home area.
 9. Installed cameras without a building permit. Obtain plans for an after the fact permit and inspections.
- Double permit fee assessed for all unpermitted work.
To obtain your permits contact the Building Dept. at 954-966-4600, ext 182.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


3/26/2024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
6658

Petitioner,

vs.

Liliana Plonsky
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #438

Respondent(s)

On 3/26/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Liliana Plonsky
Address:	3140 W Hallandale Beach Blvd, Lot 438 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #438
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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	3/26/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 3/26/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 3/26/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 3/26/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/26/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/26/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 3/26/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 3/26/2024

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:
3/26/2024

Notes/Mean of Correction:

1. Prohibited outdoor storage. Remove all materials, miscellaneous items and trash. Not corrected.
2. Replaced water heater without a building permit. Obtain a plumbing contractor for an after the fact permits and inspections. Not Corrected.
3. Addition added to mobile home without a building permit. Obtain an engineer or architect for after the fact permit and inspections. According to BCPA addition existed since 2006, there is no evidential support that an addition was done without permits. However, the addition was modified by enclosing the front and french doors. No permit has been obtained, not corrected.
4. Wooden deck and awning added to mobile home without a building permit. Obtain an engineer or architect for after the fact permits and inspections. Not corrected.
5. Installed a shed without a building permit. Obtain an engineer or architect for after the fact permits and inspections. According to BCPA addition existed since 2006, there is no evidential support that a shed was done without permits. Violation removed.
6. Exterior maintenance require. Remove dirt build up on ALL four walls and awnings; clean, pressure wash and paint. Free paint available at Town Hall. Corrected, but roof requires maintenance.
7. Overgrown trees on roof. Prune and trim trees away from roof of mobile home for safety purposes. Corrected.
8. Excessive amount of dead vegetation around mobile home. Remove dead vegetation from mobile home area. Not corrected.
9. Installed cameras without a building permit. Obtain plans for an after the fact permit and inspections. Not corrected.

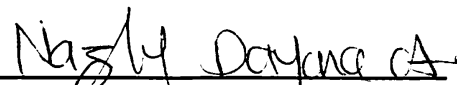
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD

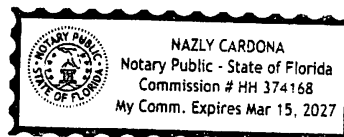


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/26/2024



NOTARY PUBLIC, STATE OF FLORIDA



Identification Number 3B5240999 Year 1983 Make BRIG Body HS WT-L-BHP 48 Vessel Regis. No. Title Number 22064178

B# 1026989

Registered Owner:

LILIANA POLONSKY
1965 NE 135TH ST APT 307
N MIAMI, FL 33181

Date of Issue 04/02/2018

Lien Release
Interest in the described vehicle is hereby released
By _____
Title _____
Date _____

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: <http://www.hsmv.state.fl.us/html/titinf.html>

Mail To:

LILIANA POLONSKY
1965 NE 135TH ST APT 307
N MIAMI, FL 33181

CERTIFICATE OF TITLE

Identification Number	3B5240999	Year	1983	Make	BRIG	Body	HS	WT-L-BHP	48	Vessel Regis. No.		Title Number	22064178
Prev State	FL	Color	UNK	Primary Brand		Secondary Brand		No of Brands		Use	PRIVATE	Prev Issue Date	12/16/2015
Odometer Status or Vessel Manufacturer or OH Use										Hull Material	Prop	Date of Issue	04/02/2018

Registered Owner

LILIANA POLONSKY
1965 NE 135TH ST APT 307
N MIAMI, FL 33181

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch

Robert R. Kynoch
Director

Control Number 132600935
1 /18 132600935

Terry L. Rhodes

Terry L. Rhodes
Executive Director

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership.
Failure to complete or providing a false statement may result in fines and/or imprisonment.
This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name: _____		Address: _____	
Seller Must Enter Selling Price: _____		Seller Must Enter Date Sold: _____	
I/We state that this ☐ 5 or ☐ 6 digit odometer now reads _____ (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading: ☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.			
UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.			
SELLER Must Sign Here: _____		CO-SELLER Must Sign Here: _____	
Print Here: _____		Print Here: _____	
Selling Dealer's License Number: _____		Tax No.: _____	
Auction Name: _____		License Number: _____	
PURCHASER Must Sign Here: _____		CO-PURCHASER Must Sign Here: _____	
Print Here: _____		Print Here: _____	

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

HSMV 30250 (REV. 3/15)

STATE OF FLORIDA



English ▼

[Home \(https://www.flhsmv.gov/\)](https://www.flhsmv.gov/) > Motor Vehicle Check Detail Information

Vehicle Information

Identification Number: 3B5240999

Vehicle Type: MOBILE HOME

Year: 1983

Make:

Color: UNKNOWN COLOR

Registration Expiration Date: 12/31/2024

Title Number: 22064178

Previous Title State: FLORIDA

Title Status: ACTIVE

Title Type: PAPER TITLE

Title Issue Date: 04/02/2018

Title Print Date:

Salvage:

Odometer Reading: 0

Previous Odometer Reading:

Odometer Date:

Previous Odometer Date:

Odometer Status:

Previous Odometer Status:

Total Number of Owners: 1 Owner

Length: 48' 0"

This mobile home is a single wide.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC/ Liliana Plonsky 3140 W Hallandale Beach Blvd, Lot 438 Pembroke Park, FL 33009	6658	01/27/2022
Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC/ Liliana Plonsky 3140 W Hallandale Beach Blvd, Lot 438 Pembroke Park, FL 33009	514229000300	
Legal Description:	AKA:	
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #438	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/27/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	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.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	(Ord. No. 13-09-01, § 2, 9-11-13) 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. 12-61 - Excessive, untended growth deemed public nuisance

The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance.

30

(Ord. No. 81-10-3, § 1, 10-28-81)

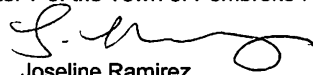
Cross reference - Vegetation, Ch. 27.

Notes/Mean of Correction:

1. Prohibited outdoor storage. Remove all materials, miscellaneous items and trash.
 2. Replaced water heater without a building permit. Obtain a plumbing contractor for an after the fact permits and inspections.
 3. Addition added to mobile home without a building permit. Obtain an engineer or architect for after the fact permit and inspections.
 4. Wooden deck and awning added to mobile home without a building permit. Obtain an engineer or architect for after the fact permits and inspections.
 5. Installed a shed without a building permit. Obtain an engineer or architect for after the fact permits and inspections.
 6. Exterior maintenance require. Remove dirt build up on ALL four walls and awnings; clean, pressure wash and paint. Free paint available at Town Hall.
 7. Overgrown trees on roof. Prune and trim trees away from roof of mobile home for safety purposes.
 8. Excessive amount of dead vegetation around mobile home. Remove dead vegetation from mobile home area.
 9. Installed cameras without a building permit. Obtain plans for an after the fact permit and inspections.
- Double permit fee assessed for all unpermitted work.
To obtain your permits contact the Building Dept. at 954-966-4600, ext 182.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.



Joseline Ramirez
Chief Code Enforcement Officer



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\(8\)](#).

* Denotes Multi-Parcel Sale (See Deed)

Page 877 of 1023



[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

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

NOV # 6624, # 6619, # 6655
6658, # 6659, # 6661
6662, # 6663

Hasler FIRST-CLASS
01/28/2022
US POSTAGE \$001.1



ZIP 33023
011D10656

Holiday Mobile Home Park
Holiday Hallandale MHC LLC
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

NOV # 6624, # 6619, # 6655
6658, # 6659, # 6661
6662, # 6663

Hasler
01/28/2022
US POSTAGE \$001.1



ZIP 33023
011D10656

Holiday Hallandale MHC LLC
8800 North Bronx Ave, 2nd FL
Skokie, IL 60077

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 6658

Hasler

FIRST-CLASS MAIL

01/28/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

HOLIDAY HALLANDALE MHC LLC/
Liliana Plonsky

3140 W Hallandale Beach Blvd, Lot 438
Pembroke Park, FL 33009

Case #:

6658



3140 #
438



12-48 } wooden
5-105 } stairs + deck,
5-17 } outdoor
storage,
water heater
replaced,
addition,

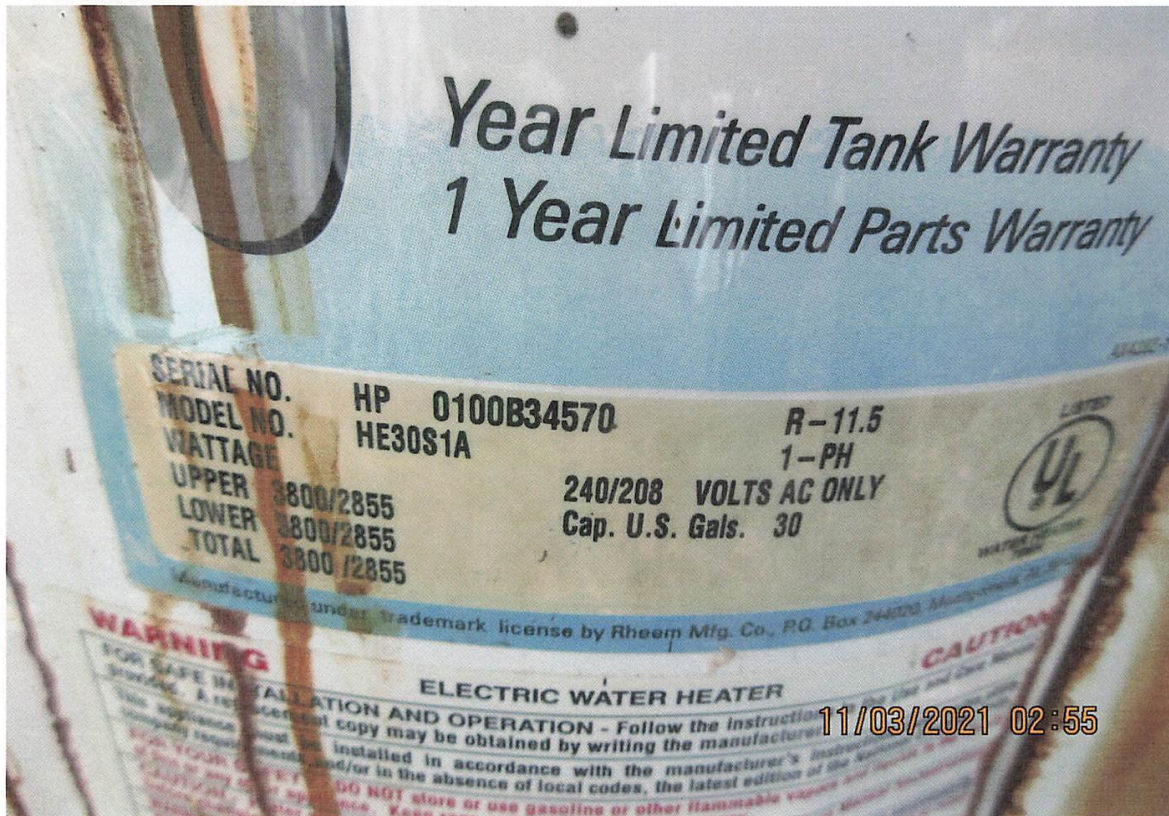
cameras, A/C,

Holiday #438







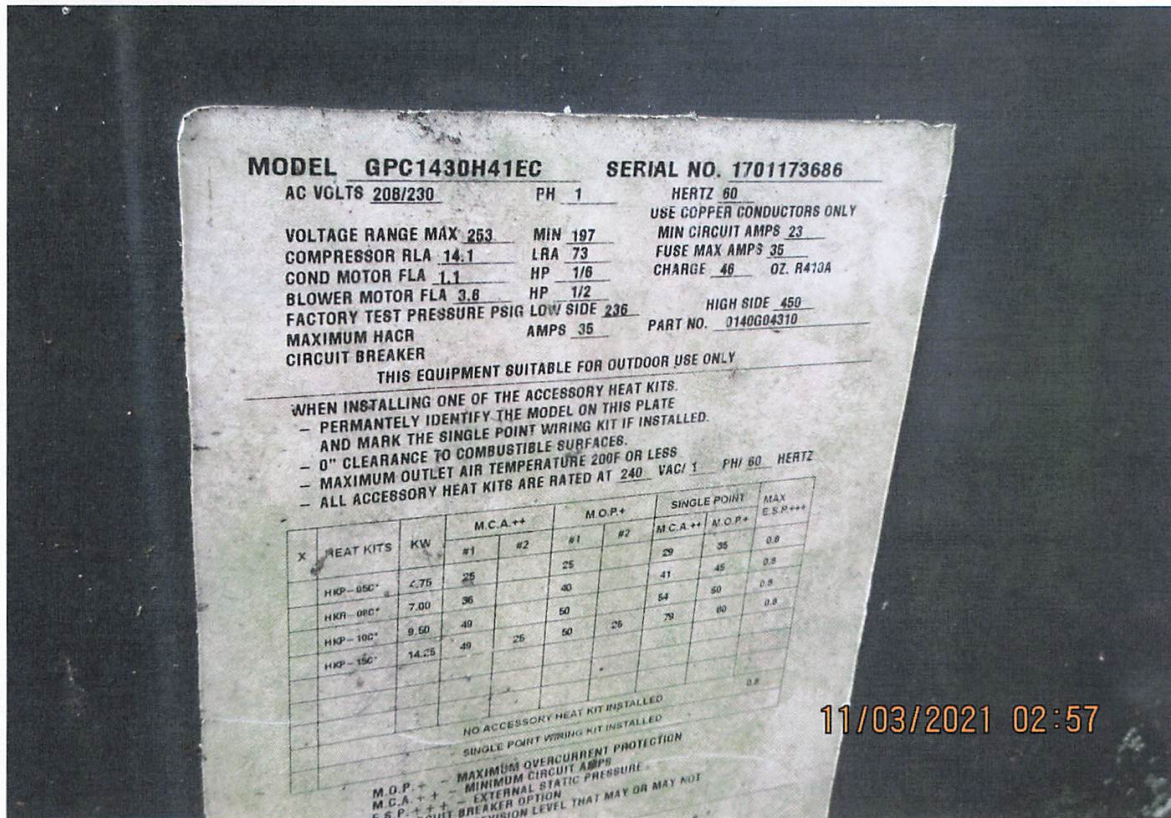














TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



9589 0710 5270 1605 9279 04

MIAMI FL 330

28 MAR 2024 PM 6 L



quodient

CORRECTION

IMI

\$008.69⁰

03/28/2024 ZIP 33023
043M30245597

US POSTAGE

UNKNOWN

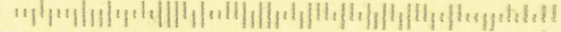
LILIANA PLONSKY
NOH #6658
1965 NE 135 ST APT 307
NORTH MIAMI, FL 33181

NIXIE 331 DE 1 0004/10/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

33101-2106
33023>5413

BC: 33023541350 *2606-01749-28-46



CERTIFIED MAIL

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LILIANA PLONSKY
NOH #6658
1965 NE 135 ST APT 307
NORTH MIAMI, FL 33181



9590 9402 8582 3244 8681 87

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9279 04

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

0)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
YESYM 5401 LLC	PO BOX 2914 HALLANDALE BEACH, FL 33008	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Folio
514230100770

Legal Description

MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Case Status	Open	Case #	9501	Date Next Inspection	7/22/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.
2. Illegal dumping on swale area has become a public nuisance. Remove all trash from swale area and maintain swale periodically accordingly.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/5/2024		Notice of Violation	Certified Mail
4/5/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/17/2024	4/17/2024	Final Order	Certified Mail Hand
4/25/2024		Affidavit of Non-Compliance	Regular Mail
5/16/2024	6/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
6/17/2024		Affidavit of Non-Compliance	Regular Mail
6/18/2024	6/18/2024	Amended Final Order	Certified Mail Hand
7/22/2024	8/21/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property
7/22/2024		Affidavit of Non-Compliance	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	4/25/2024

Case Overview

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	4/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2,4-58)	Not in Compliance - Reinspection Date: 7/22/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 7/22/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 7/22/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	4/25/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	4/25/2024	\$0.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$200.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
5/2/2024	Credit	\$100.00
Total Payments		\$100.00
Fees Outstanding		\$100.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YESYM 5401 LLC)

CASE NO. 9501

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

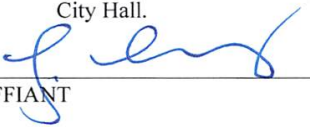
ADDRESS: 5401 SW 25 CT, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC AT 9:06 A.M. ON THE 07
DAY OF AUGUST 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

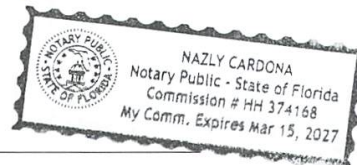

AFFIANT

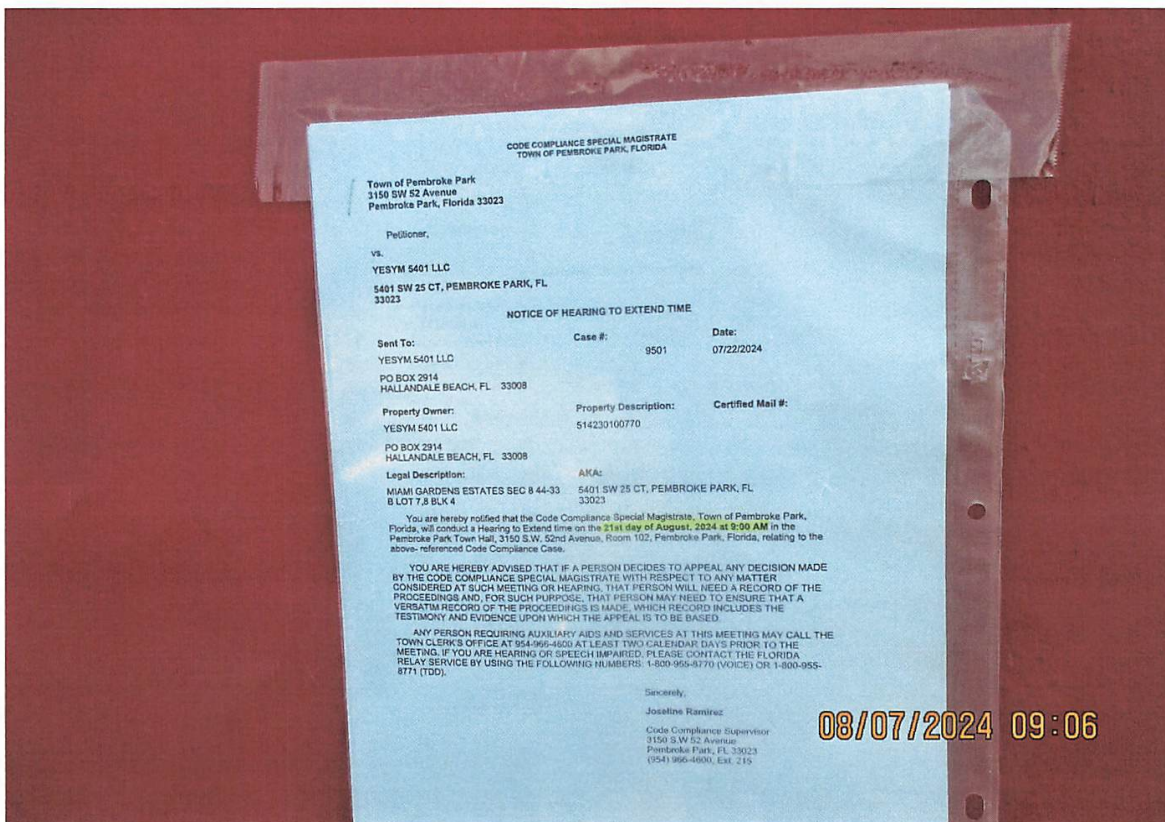
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

YESYM 5401 LLC

**5401 SW 25 CT, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
YESYM 5401 LLC	9501	07/22/2024

PO BOX 2914
HALLANDALE BEACH, FL 33008

Property Owner:	Property Description:	Certified Mail #:
YESYM 5401 LLC	514230100770	

PO BOX 2914
HALLANDALE BEACH, FL 33008

Legal Description:	AKA:
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4	5401 SW 25 CT, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of August, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:

9501

Petitioner,

vs.

YESYM 5401 LLC

5401 SW 25 CT, PEMBROKE PARK, FL
33023

Respondent(s)

On 7/22/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	YESYM 5401 LLC
Address:	PO BOX 2914 HALLANDALE BEACH, FL 33008
Folio:	514230100770
Site Address:	5401 SW 25 CT, PEMBROKE PARK, FL 33023
Legal Description:	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 41-1. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference—Public nuisances, § 11-33; vegetation, Ch. 27.	4/25/2024
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	4/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 7/22/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a) No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code. (b) Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c) Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein. (d) One and two family residence...	Not in Compliance - Reinspection Date: 7/22/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 7/22/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	4/25/2024

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. BTR application is in process, electrical and fire inspections failed. Not corrected.
2. Illegal dumping on swale area has become a public nuisance. Remove all trash from swale area and maintain swale periodically accordingly. Corrected.

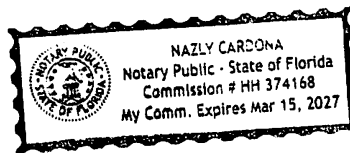
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/22/2024


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 4/19/24 Phone: 786-558-7754
Email: YOROMISS@GMAIL.COM
Property Address: 5401 SW 25TH CT

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, ROGER MIMOUN (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9501 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 8/21/24 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 4/17/24 ; 8/18/24 imposing the fine of \$ 500 per day for violation(s) of the Town's Code of Ordinances: 15-12 ; 15-175 ; 15-40(6) ; 22-29

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

ROGER MIMOUN
Petitioner's Name (Print)

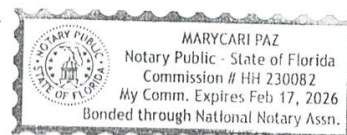
[Signature]
Petitioner's Signature

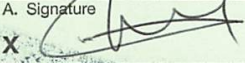
State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Roger Mimoun, and acknowledged that he did execute the foregoing Request for Hearing.

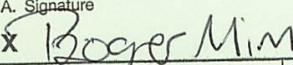
SWORN TO AND SUBSCRIBED before me on 18 day of July, 2024.

Marycari Paz
Notary
My Commission expires Feb 17, 2026

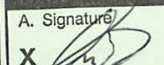


SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: YESYM 5401 LLC HET #9501 PO BOX 2914 HALLANDALE BEACH FL 33008  9590 9402 8582 3244 8658 27		B. Received by (Printed Name) C. Date of Delivery Roger M. Min 07-26-24 D. Is delivery address different from item 12? ☐ Yes If YES, enter delivery address below: ☐ No 	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9254 98		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- 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.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: MIMOUN, ROGER HET #9501 19355 TURNBERRY WAY #27E AVENTURA, FL 33180  9590 9402 8582 3244 8658 10		B. Received by (Printed Name) C. Date of Delivery Roger M. Min 7-27-24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9255 04		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- 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.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: YESYM 5401 LLC HET #9501 5401 SW 25 CT, PEMBROKE PARK, FL 33023  9590 9402 8582 3244 8658 34		B. Received by (Printed Name) C. Date of Delivery Roger M. Min 7-27 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9254 81		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

9589 0710 5270 1605 9254 81

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ **9.64.**

Total Postage and Fee
\$

Sent To
YESYM 5401 LLC
HET #9501

Street and Apt. No.
5401 SW 25 CT,
City, State, ZIP+4®
PEMBROKE PARK, FL 33023

PS Form 3800, Jan 2019

USPS HILLCREST POSTAL STORE
JUL 23 2024
Postmark Here

9589 0710 5270 1605 9255 04

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ **9.64.**

Total Postage and Fee
\$

Sent To
MIMOUN, ROGER
HET #9501

Street and Apt. No.
19355 TURNBERRY WAY #27E
City, State, ZIP+4®
AVENTURA, FL 33180

PS Form 3800, Jan 2019

USPS HILLCREST POSTAL STORE
JUL 23 2024
Postmark Here

9589 0710 5270 1605 9254 98

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ **9.64.**

Total Postage and Fee
\$

Sent To
YESYM 5401 LLC
HET #9501

Street and Apt. No.
PO BOX 2914
City, State, ZIP+4®
HALLANDALE BEACH FL 33008

PS Form 3800, Jan 2019

USPS HILLCREST POSTAL STORE
JUL 23 2024
Postmark Here

9589 0710 5270 1605 9273 86

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee \$
 Extra Services & Fees (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 Fee \$ **8.69**
 Sent To YESYM 5401 LLC
 AFO #9501
 Street and Apt. No. 5401 SW 25 CT,
 City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7500-02-000-907 See reverse for instructions

9589 0710 5270 1605 9274 09

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee \$
 Extra Services & Fees (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 Fee \$ **8.69**
 Sent To YESYM 5401 LLC
 AFO #9501
 Street and Apt. No. PO BOX 2914
 City, State, ZIP+4® HALLANDALE BEACH FL 33008

PS Form 3800, Jan.

9589 0710 5270 1605 9273 93

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee \$
 Extra Services & Fees (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 Fee \$ **8.69**
 Sent To MIMOUN, ROGER
 AFO #9501
 Street and Apt. No. 19355 TURNBERRY WAY, 27E
 City, State, ZIP+4® AVENTURA, FL 33180

PS Form 3800, Jan. 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, front if space permits.

1. Article Addressed to:

YESYM 5401 LLC
AFO #9501
5401 SW 25 CT,
PEMBROKE PARK, FL 33023



9590 9402 8582 3244 8718 66

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9273 86

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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:

MIMOUNI, ROGER
AFO #9501
19355 TURNBERRY WAY, 27E
AVENTURA, FL 33180



9590 9402 8582 3244 8718 42

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9273 93

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9501
Petitioner,)
vs.)
YESYM 5401 LLC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 18th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: YESYM 5401 LLC

FOLIO #: 5142 30 10 0770

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-41; 12-46; 15-17; 15-175; 15-40(b) and 22-29. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-41; 12-46; 15-17; 15-175; 15-40(b) and 22-29 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 18th day of June 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th of June 2024.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

Any person aggrieved by a Amended Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Amended Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 20 day of June, 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9501

Petitioner,

vs.

YESYM 5401 LLC

5401 SW 25 CT, PEMBROKE PARK, FL
33023

Respondent(s)

On 6/17/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: YESYM 5401 LLC
Address: PO BOX 2914 HALLANDALE BEACH, FL 33008
Folio: 514230100770
Site Address: 5401 SW 25 CT, PEMBROKE PARK, FL 33023
Legal Description: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference—Public nuisances, § 11-33; vegetation, Ch. 27.	4/25/2024
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	4/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 6/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	Not in Compliance - Reinspection Date: 6/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 6/17/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	4/25/2024

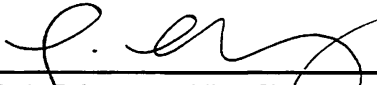
Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. BTR application is in process, electrical and fire inspections failed. Not corrected.
2. Illegal dumping on swale area has become a public nuisance. Remove all trash from swale area and maintain swale periodically accordingly. Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

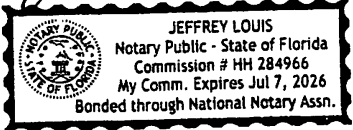


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/17/2024



NOTARY PUBLIC, STATE OF FLORIDA

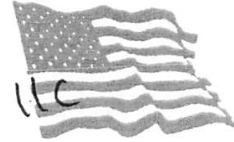

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

YESYM 5401 LLC
AANC #9501.

5401 SW 25 CT,
Pembroke Park, FL 33023.



quadiant
FIRST-CLASS MAIL
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US POSTAGE



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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FIRST-CLASS MAIL
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06/20/2024 ZIP 33023
043M30245597

US POSTAGE

Mimoun, Roger.

AANC

Sent To:

YESYM 5401 LLC

PO BOX 2914
HALLANDALE BEACH, FL 33008

Case #:

9501



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9501

Petitioner,

vs.

YESYM 5401 LLC
5401 SW 25 CT, PEMBROKE PARK, FL
33023

Respondent(s)

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Address:	PO BOX 2914 HALLANDALE BEACH, FL 33008
Folio:	514230100770
Site Address:	5401 SW 25 CT, PEMBROKE PARK, FL 33023
Legal Description:	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference—Public nuisances, § 11-33; vegetation, Ch. 27.	4/25/2024
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	4/25/2024
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 6/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 6/17/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	4/25/2024

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. BTR application is in process, electrical and fire inspections failed. Not corrected.
2. Illegal dumping on swale area has become a public nuisance. Remove all trash from swale area and maintain swale periodically accordingly. Corrected.

Further, Affiant sayeth naught

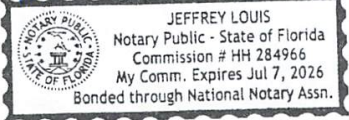
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/17/2024


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YESYM 5401 LLC)

CASE NO. 9501

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5401 SW 25TH CT, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC AT 10:29 A.M. ON THE 05
DAY OF JUNE 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

() INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of
Service endorsed by me.

() SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon
By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the
family 15 years of age or Older, to-wit: and informing such person of its contents.

() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon
by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any
superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at
City Hall.

AFFIANT

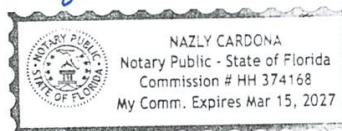
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the
Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____

Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
YESYM 5401 LLC
5401 SW 25 CT, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
YESYM 5401 LLC PO BOX 2914 HALLANDALE BEACH, FL 33008	9501	05/16/2024
Property Owner: YESYM 5401 LLC PO BOX 2914 HALLANDALE BEACH, FL 33008	Property Description: 514230100770	Certified Mail #:
Legal Description: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7.6 BLK 4	AKA: 5401 SW 25 CT, PEMBROKE PARK, FL 33023	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-955-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 955-4600, Ext. 215

06/05/2024 10:29

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

YESYM 5401 LLC

**5401 SW 25 CT, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
YESYM 5401 LLC	9501	05/16/2024
PO BOX 2914 HALLANDALE BEACH, FL 33008		
Property Owner:	Property Description:	Certified Mail #:
YESYM 5401 LLC	514230100770	
PO BOX 2914 HALLANDALE BEACH, FL 33008		
Legal Description:	AKA:	
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4	5401 SW 25 CT, PEMBROKE PARK, FL 33023	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ **8.69**
Total Postage and Fees \$
Sent To YESYM 5401 LLC
HET #9501
PO BOX 2914
HALLANDALE BEACH FL 33008
City, State, ZIP+4®
PS Form 3800, January 2020

9589 0710 5270 1605 9266 24

U.S. Postal Service™
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Domestic Mail Only

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Extra Services & Fees (check box, add fee as appropriate)
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Postage \$ **8.69**
Total Postage and Fees \$
Sent To MIMOUN, ROGER
HET #9501
19355 TURNBERRY WAY, 27E
AVENTURA, FL 33180
City, State, ZIP+4®
PS Form 3800, January 2020

9589 0710 5270 1605 9266 17

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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☐ Adult Signature Restricted Delivery \$
Postage \$ **8.69**
Total Postage and Fees \$
Sent To YESYM 5401 LLC
HET #9501
5401 SW 25 CT,
PEMBROKE PARK, FL 33023
City, State, ZIP+4®
PS Form 3800, January 2020

9589 0710 5270 1605 9266 31

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:

YESYM 5401 LLC
HET #9501
PO BOX 2914
HALLANDALE BEACH FL 33008



9590 9402 8582 3244 8665 89

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9266 24

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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:

MIMOUN, ROGER
HET #9501
19355 TURNBERRY WAY, 27E
AVENTURA, FL 33180



9590 9402 8582 3244 8665 72

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9266 17

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

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☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



Site Address	5401 SW 25 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 10 0770
Property Owner	YESYM 5401 LLC	Millage	0613
Mailing Address	PO BOX 2914 HALLANDALE BEACH FL 33008	Use	48-01
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.
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Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$91,040	\$481,820	\$572,860	\$572,010	
2023	\$91,040	\$458,380	\$549,420	\$520,010	\$11,420.13
2022	\$91,040	\$381,700	\$472,740	\$472,740	\$9,984.47

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$572,860	\$572,860	\$572,860	\$572,860
Portability	0	0	0	0
Assessed/SOH	\$572,010	\$572,860	\$572,010	\$572,010
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	\$572,010	\$572,860	\$572,010	\$572,010

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/22/2017	WD-Q	\$420,000	114740431	\$7.00	13,006	SF
12/16/2016	WD-D	\$100,000	114165586			
8/10/2011	WD-Q	\$150,000	48116 / 1904			
5/11/2011	DR*-T		47942 / 90			
11/4/2006	QC*	\$100	43395 / 1471			
				Adj. Bldg. S.F. (Card, Sketch)		4110
				Eff./Act. Year Built: 1965/1960		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
4110								



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: May 16 2024 Phone: 286 942 0930
Email: Vixamar2@gmail.com
Property Address: 5401 SW 25 CT 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Witney Vixamar (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9501 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 06/18/2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 4/17/24 imposing the fine of \$ 500 per day for violation(s) of the Town's Code of Ordinances:

12-41; 12-46; 15-17; 15-175; 15-40(6)
and 22-29

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Witney Vixamar
Petitioner's Name (Print)

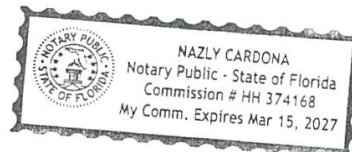
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Witney Vixamar, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 16 day of May, 2024.

Nazly Cardona
Notary
My Commission expires Mar 15, 27



Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****Bill To:**

YESYM 5401 LLC
5401 SW 25 CT
PEMBROKE PARK, FL 33009

Date 5/2/2024 4:51:35 PM

Invoice # 26872

For Code Enforcement Case#
9501

Site Address:

5401 SW 25 CT, PEMBROKE PARK, FL
33023

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
Total		\$100.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	5/17/2024		\$500.00	0	\$0.00
Admin Fixed	4/17/2024		\$100.00	0	\$100.00
Total					\$100.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
5/2/2024	Credit	\$100.00
Total		\$100.00

Balance **\$0.00**

63-8413/2670

1192

YESYM 5401, LLC

Town of Pembroke Park May 02 - 2024

PAY TO THE ORDER OF

One Hundred $\frac{00}{100}$

\$ 100 $\frac{00}{100}$

DOLLARS



Security Features
Included.
Details on Back.

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

9501

[Signature]

MP

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9501
Petitioner,)
)
vs.)
)
YESYM 5401 LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: YESYM 5401 LLC

FOLIO #: 5142 30 10 0770

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-41; 12-46; 15-17; 15-175; 15-40(b) and 22-29. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-41; 12-46; 15-17; 15-175; 15-40(b) and 22-29p **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of April 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ **500.00** PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 17th of April 2024.

TOWN OF PEMBROKE PARK



Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of April, 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 8.69

Total Postage and
 \$

Sent To
 YESYM 5401 LLC
 SOCL #8352 FO #9501
 5401 SW 25 CT,
 PEBROKE PARK, FL 33023

Street and Apt. No.
 City, State, ZIP+4®

PS Form 3800, Jan 2019

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Postage
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Total Postage and
 \$

Sent To
 YESYM 5401 LLC
 MIMOUN, ROGER
 SOCL #8352 FO #9501
 19355 TURNBERRY WAY #27E
 AVENTURA FL 33181

Street and Apt. No.
 City, State, ZIP+4®

PS Form 3800, Jan 2019

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ 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: YESYM 5401 LLC MIMOUN, ROGER SOCL #8352 FO #9501 19355 TURNBERRY WAY #27E AVENTURA FL 33181 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9283 45	A. Signature x Receptionist B. Received by (Printed Name) Receptionist C. Date of Delivery 4-20-24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

9590 9402 8582 3244 8698 94

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

YESYM 5401 LLC

Respondent


Town of Pembroke Park
3155 SW 82 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date: 04/05/2024

Sent To: YESYM 5401 LLC
19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Case #: 9501

Property Owner: YESYM 5401 LLC
19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Property Description: 514230100770

Legal Description: MIAMI GARDENS ESTATES SEC B 44-33 B
LOT 7.8 BLK 4

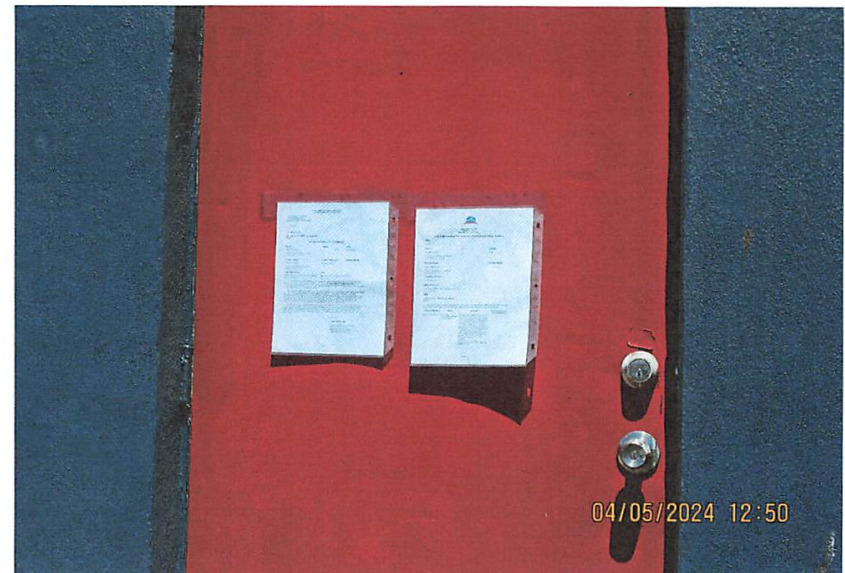
AKA: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 4/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Violation	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION: Sec. 12-41, Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish or other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved street or within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become visible or unsightly by residents, which or which animals, or may further endanger the public health, safety or welfare, or may reasonably cause disease, or adversely affect and impairs the appearance of the Town.		8

04/05/2024 12:50





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/05/2024

Sent To:

YESYM 5401 LLC

19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Case #:

9501

Property Owner:

YESYM 5401 LLC

19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Certified Mail #:

Property Description:

514230100770

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33
B LOT 7,8 BLK 4

AKA:

5401 SW 25 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	9

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	9
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)	9
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a) No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code. (b) Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c) Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein. (d) One and two family residences...	9
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	9
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	9

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.
2. Illegal dumping on swale area has become a public nuisance. Remove all trash from swale area and maintain swale periodically accordingly.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

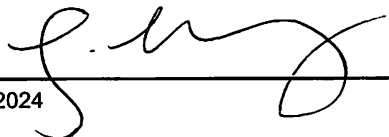
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email qramirez@tppl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


4/5/2024



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	5401 SW 25 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 10 0770
Property Owner	YESYM 5401 LLC	Millage	0613
Mailing Address	19355 TURNBERRY WAY #27E AVENTURA FL 33181	Use	48-01
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$91,040	\$438,290	\$529,330	\$529,330				
2023	\$91,040	\$458,380	\$549,420	\$520,010	\$11,420.13			
2022	\$91,040	\$381,700	\$472,740	\$472,740	\$9,984.47			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$529,330	\$529,330	\$529,330	\$529,330				
Portability	0	0	0	0				
Assessed/SOH	\$529,330	\$529,330	\$529,330	\$529,330				
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	\$529,330	\$529,330	\$529,330	\$529,330				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
11/22/2017	WD-Q	\$420,000	114740431	\$7.00	13,006	SF		
12/16/2016	WD-D	\$100,000	114165586					
8/10/2011	WD-Q	\$150,000	48116 / 1904					
5/11/2011	DR*-T		47942 / 90					
11/4/2006	QC*	\$100	43395 / 1471	Adj. Bldg. S.F. (Card, Sketch)		4110		
				Eff./Act. Year Built: 1965/1960				
* Denotes Multi-Parcel Sale (See Deed)								
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
4110								

* Denotes Multi-Parcel Sale (See Deed)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
YESYM 5401, LLC

Filing Information

Document Number L17000234172
FEI/EIN Number 82-3420392
Date Filed 11/13/2017
Effective Date 11/14/2017
State FL
Status ACTIVE

Principal Address

19355 TURNBERRY WAY
27E
AVENTURA, FL 33180

Mailing Address

PO Box 2914
Hallandale, FL 33008

Changed: 02/22/2018

Registered Agent Name & Address

MIMOUN, ROGER
19355 TURNBERRY WAY
27E
AVENTURA, FL 33180

Address Changed: 02/22/2018

Authorized Person(s) Detail

Name & Address

Title MGR

Mimoun, Roger
PO Box 2914
Hallandale, FL 33008

Annual Reports

Report Year	Filed Date
-------------	------------

9589 0710 5270 1605 9282 60

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
 \$ **8.69**

Total Postage and
 \$

Sent To
 YESYM 5401 LLC
 NOH #9501 HCF #8352
 5401 SW 25 CT,
 PEMBROKE PARK, FL 33023

Street and Apt. No.
 City, State, ZIP+4®

PS Form 3800, January 2020 PSN 7530-02-000-9053

9589 0710 5270 1605 9282 77

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
 \$ **8.69**

Total Postage and
 \$

Sent To
 YESYM 5401 LLC
 MIMOUN, ROGER
 NOH #9501 HCF #8352
 19355 TURNBERRY WAY #27E
 AVENTURA FL 33181

Street and Apt. No.
 City, State, ZIP+4®

PS Form 3800, January 2020 PSN 7530-02-000-9053

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:

YESYM 5401 LLC
 MIMOUN, ROGER
 NOH #9501 HCF #8352
 19355 TURNBERRY WAY #27E
 AVENTURA FL 33181

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9282 77

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Receptionist* ☐ Agent ☐ Addressee

B. Received by (Printed Name)
Receptionist

C. Date of Delivery
4-8-24

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☒ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	

Domestic Return Receipt



Finance Department

TOWN OF PEMBROKE

3150 S.W. 52ND AVENUE • PEMBROKE



MIAMI FL 330

18 APR 2024 PM 1:50

9589 0710 5270 1605 9283 52



VAC

YESYM 5401 LLC
SOCL #8352 FO #9501
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

BL
4-20

33023-999955




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:
 YESYM 5401 LLC
 SOCL #8352 FO #9501
 5401 SW 25 CT,
 PEMBROKE PARK, FL 33023



9590 9402 8582 3244 8698 87

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9283 52

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



MIAMI FL 330

17 MAY 2024 PM 2:11

9589 0710 5270 1605 9266 31



quaffent

CORRECTION
IMI

\$008.69⁰

05/17/2024 ZIP 33023
043M30245597

US POSTAGE

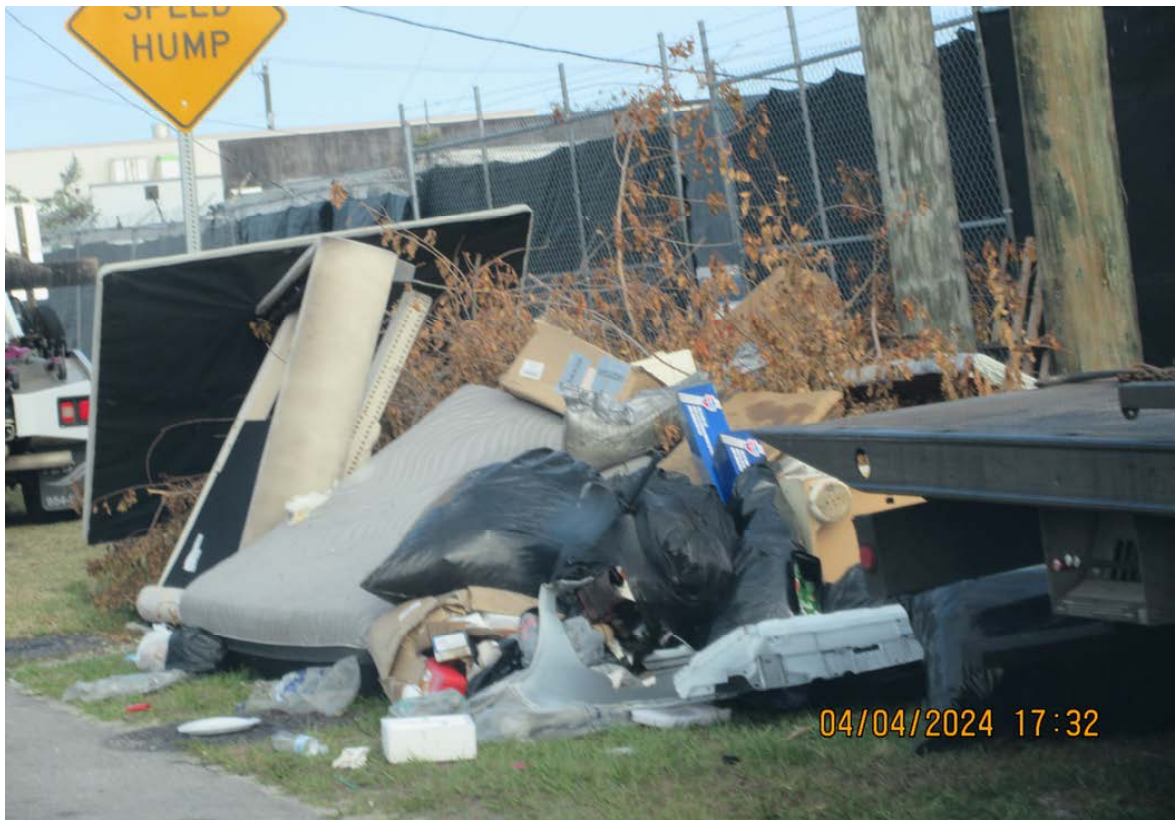
YESYM 5401 LLC
HET #9501
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

33023-413801



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: YESYM 5401 LLC HET #9501 5401 SW 25 CT, PEMBROKE PARK, FL 33023		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 9589 0710 5270 1605 9266 31		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

















Case Overview

Property/Incident Information

Owner	Address	Site Address
Geoffrey Jacobs	3120 W Hallandale Beach Blvd, Lot 622 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 622

Folio

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

Case Status	Open	Case #	9026	Date Next Inspection	8/21/2024
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Notes

Amended 05/16/2024

1. Installed multiple windows without a Building Permit. Obtain plans for after the fact permit and inspections.
 2. Exterior repair of west side wall done without a permit. Obtain plans for after the fact permit and inspections.
 3. Performed a major repair or remodel including but not limited to kitchen and bathroom, interior wall finish, electrical and plumbing. Obtain plans for after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept. for permit inquiry at 954-966-4600, ext. 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/16/2024		Notice of Violation	Regular Mail
7/16/2024		Affidavit of Non-Compliance	Regular Mail
7/16/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
553.73	553.73 Florida Building Code.—	(1)(a) The commission shall adopt, by rule pursuant to ss. 120.536(1) and 120.54, the Florida Building Code which shall contain or incorporate by reference all laws and rules which pertain to and govern the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities and enforcement of such laws and rules, except as otherwise provided in this section.	Not in Compliance - Reinspection Date: 8/21/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/21/2024

Case Overview

FLORIDA BUILDING CODE	105.1 Permit Required	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits.	Not in Compliance - Reinspection Date: 8/21/2024
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CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

GEOFFREY JACOBS)

CASE NO. 9026

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GEOFFREY JACOBS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

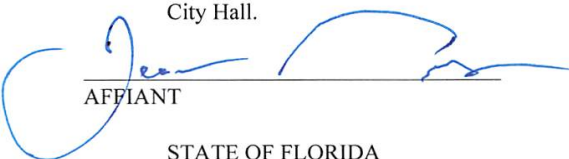
ADDRESS: 3120 W HALLANDALE BEACH BLVD, LOT 622, PEMBROKE PARK, FL 33009.

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: GEOFFREY JACOBS AT 12:16 PM ON THE 09 DAY OF AUGUST 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

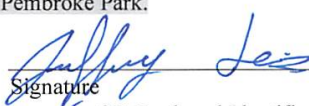
TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

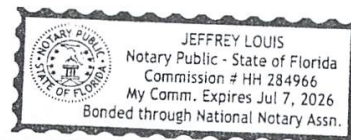

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 09 day of 08, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____





Aug 9, 2024 at 12:16:21 PM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/16/2024

Sent To:
Geoffrey Jacobs
3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Case #:
9026

Property Owner:
Geoffrey Jacobs
3120 W Hallandale Beach Blvd, Lot 622
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 93.74, SLY 63.28, SLY
169.20, SWLY 13.63, WLY 77.37, SLY
125.24, CONT SLY 31.57, SLY 60.38, ELY
43.89, SLY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55, NLY
523.65 TO POB TOGETHER WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGETHER WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 622

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/16/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/16/2024

Sent To:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Case #:

9026

Property Owner:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 622

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/16/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
553.73	553.73 Florida Building Code.—	(1)(a) The commission shall adopt, by rule pursuant to ss. 120.536(1) and 120.54, the Florida Building Code which shall contain or incorporate by reference all laws and rules which pertain to and govern the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities and enforcement of such laws and rules, except as otherwise provided in this section.	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
FLORIDA BUILDING CODE	105.1 Permit Required	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits.	30

Amended 05/16/2024

1. Installed multiple windows without a Building Permit. Obtain plans for after the fact permit and inspections.
 2. Exterior repair of west side wall done without a permit. Obtain plans for after the fact permit and inspections.
 3. Performed a major repair or remodel including but not limited to kitchen and bathroom, interior wall finish, electrical and plumbing. Obtain plans for after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept. for permit inquiry at 954-966-4600, ext. 182.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of August, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Chief Building Official as evidenced by the issuance of an Affidavit of Compliance by the Chief Building Official.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

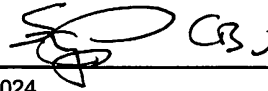
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Steve Pizzillo, CBO



7/16/2024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9026

Petitioner,

vs.

Geoffrey Jacobs

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 622

Respondent(s)

On 7/16/2024 I STEVE PIZZILLO as CHIEF BUILDING OFFICIAL have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Geoffrey Jacobs
Address:	3120 W Hallandale Beach Blvd, Lot 622 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 622
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

Ordinance/Regulation	Section	Description	Date Complied
553.73	553.73 Florida Building Code.—	(1)(a) The commission shall adopt, by rule pursuant to ss. 120.536(1) and 120.54, the Florida Building Code which shall contain or incorporate by reference all laws and rules which pertain to and govern the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities and enforcement of such laws and rules, except as otherwise provided in this section.	Not in Compliance - Reinspection Date: 7/16/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/16/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/16/2024
FLORIDA BUILDING CODE	105.1 Permit Required	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits.	Not in Compliance - Reinspection Date: 7/16/2024

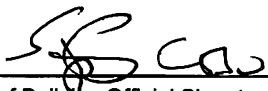
Notes/Mean of Correction:

1. Installed multiple windows without a Building Permit. Obtain plans for after the fact permit and inspections. Not corrected.
2. Exterior repair of west side wall done without a permit. Obtain plans for after the fact permit and inspections. Not Corrected.
3. Performed a major repair or remodel including but not limited to kitchen and bathroom, interior wall finish, electrical and plumbing. Obtain plans for after the fact permit and inspections. Not corrected. Double permit fee assessed. Contact the Building Dept. for permit inquiry at 954-966-4600, ext. 182.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

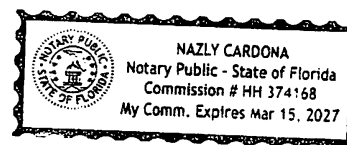


Chief Building Official Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/16/2024



NOTARY PUBLIC, STATE OF FLORIDA



9589 0710 5270 1605 9260 82

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **9.64**

Total Postage and Fees \$ **9.64**

Sent To
GEOFFREY JACOBS
NOH #9026
3140 W HALLANDALE BEACH BLVD
#622,
City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, January 2022 (with postage-paid indicia) See reverse for instructions

9589 0710 5270 1605 9249 60

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **9.64**

Total Postage and Fees \$ **9.64**

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #9026
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077
City, State, ZIP+4®

PS Form 3800, January 2022 (with postage-paid indicia) See reverse for instructions

9589 0710 5270 1605 9260 99

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

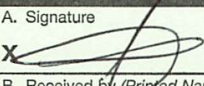
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

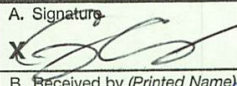
Postage
\$ **9.64**

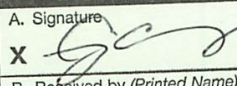
Total Postage and Fees \$ **9.64**

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #9026
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077
City, State, ZIP+4®

PS Form 3800, January 2022 (with postage-paid indicia) See reverse for instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: GEOFFREY JACOBS NOH #9026 3140 W HALLANDALE BEACH BLVD #622, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) Nick	C. Date of Delivery 7/22
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9260 82		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
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.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #9026 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077		B. Received by (Printed Name) Charlotte 7/29 CP	C. Date of Delivery 7/23/24
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9749 60		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #9026 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077		B. Received by (Printed Name) Charlotte 7/29 CP	C. Date of Delivery 7/23/24
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9260 99		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	

Joseline Ramirez

From: Chandler Williamson
Sent: Wednesday, June 19, 2024 8:50 AM
To: Geoffrey Jacobs
Cc: Jacob G. Horowitz; Samuel S. Goren; mpizzi@pizzilaw.com; Joseline Ramirez
Subject: RE: Request for Special Magistrate

Commissioner Jacobs,

Thank you for providing that review involving the Code Enforcement violations. As it pertains to the specific violations, a review will be conducted to ensure timely Special Magistrate Hearings are appropriately being scheduled for residents.

Please expect a response from the Town within the next 24 hours of receiving this email.

Thank you,

From: Geoffrey Jacobs <gjacobs@tppfl.gov>
Sent: Tuesday, June 18, 2024 5:38 PM
To: Chandler Williamson <cwilliamson@tppfl.gov>
Cc: Jacob G. Horowitz <JHorowitz@gorencherof.com>; Samuel S. Goren <SGoren@gorencherof.com>; mpizzi@pizzilaw.com
Subject: Request for Special Magistrate

Town Manager Williams,

I am bringing to your attention several concerns regarding actions taken against my families business, Emelia's Espresso, and my personal residence that I believe were unjust, unconstitutional and preempted by the state of Florida.

Firstly, during Mayor Ashira Mohammed dictatorship in Pembroke Park, the Chief Code Enforcement Officer, Jocelyn Ramirez, issued violations against my families business Emelia's Espresso. These violations were based on items preempted by state law and were ultimately dismissed as unfounded.

In August 2023, Mayor Mohammed requested the drafting of a city ordinance targeting food trucks. This ordinance was clearly directed at the only legally licensed food truck owned by my wife and me, but was passed by all four commissioners. I abstain from the vote. In May 2024, our business was once again targeted under this new ordinance passed by the commission, and a violation was issued by enforcement without providing my business a copy of the violation.

Secondly, in October 2023, my home was subjected to frivolous violations under the Florida Building Code by the Building Official, Steve Pizzillo, who is the husband of the Town Clerk, Marlin Martel. This action appeared to be in cahoots with Mayor Mohammed and Town Clerk Martel. I requested a hearing before the special magistrate regarding these frivolous violations in November 2023, but the town has

not brought the matter forward. On May 16, 2024, the Building Official amended and re-served the complaint.

Furthermore, the town has yet to provide a date for the special magistrate for my legal counsel and me to rectify this matter with the Town of Pembroke Park. The denial of my right to due process to clear these violations has put me in a position where I am facing possible eviction from my community. Moreover, I cannot sell my home with open violations, further infringing on my constitutional rights.

I urge you to review these actions and address the lack of due process and the apparent targeting of my home and my families businesses. Your attention to these matters is greatly appreciated. My legal counsel, Michael Pizzi, and I are ready to resolve this issue promptly.

Sincerely,

Commissioner Geoffrey Jacobs
Town of Pembroke Park
GJacobs@TPPFL.Gov
3150 SW 52 Avenue
Pembroke Park, FL 33023
(Office) 954-966-4600

I firmly commit to the principles of truth, transparency, and accountability in governance. As I have repeatedly declared, any actions that are illegal, unethical, or immoral will not be tolerated and must be reported to the appropriate authorities. Our residents, business owners, and the public at large deserve nothing less than a municipal government that operates with integrity and unwavering dedication to the highest ethical standards.
Commissioner Geoffrey Jacobs

Joseline Ramirez

From: Joseline Ramirez
Sent: Tuesday, November 21, 2023 1:04 PM
To: Geoffrey Jacobs
Cc: Michael Pizzi; Sam Goran; jhorowitz@gorencherof.com; Steve Pizzillo
Subject: RE: Violation #9026

Good afternoon Mr. Jacobs,

I hope to find you well, I am in receipt of your email. At this time there is no hearing scheduled for Case 9026. However, I will notify you when Case 9026 is scheduled for a hearing.

Regards,

Joseline Ramirez
Chief Code Compliance Officer

P: (754) 210-5893 / jramirez@tppfl.gov

Town of Pembroke Park / Code Compliance Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Website: www.tppfl.gov

-----Original Message-----

From: Geoffrey Jacobs <grjacobsaz@gmail.com>
Sent: Friday, November 17, 2023 12:42 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Cc: Michael Pizzi <mpizzi@pizzilaw.com>; Sam Goran <sgoren@gorencherof.com>; jhorowitz@gorencherof.com
Subject: Violation #9026

Please place violation #9026 on the next special magistrate meeting. Please confirm with date and time.

Geoffrey Jacobs
954-477-1434

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Joseline Ramirez

From: Joseline Ramirez
Sent: Monday, November 6, 2023 12:35 PM
To: Geoffrey Jacobs
Cc: Aleem Ghany; Sam Goran; jhorowitz@gorencherof.com; Steve Pizzillo; Town Clerk
Subject: RE: Case 9026
Attachments: Case #9026.pdf; 3120 W HBB Lot 622.pdf

Tracking:	Recipient	Read
	Geoffrey Jacobs	
	Aleem Ghany	
	Sam Goran	
	jhorowitz@gorencherof.com	
	Steve Pizzillo	
	Town Clerk	Read: 11/6/2023 12:41 PM

Good afternoon Mr. Jacobs,

Per your request, please find attached the file for Case #9026.

Regards,



Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / Code Compliance Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Geoffrey Jacobs <grjacobsaz@gmail.com>
Sent: Friday, November 3, 2023 3:54 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Cc: Aleem Ghany <aghany@tppfl.gov>; Sam Goran <sgoren@gorencherof.com>; jhorowitz@gorencherof.com
Subject: Case 9026

I hereby formally request the complete code enforcement file and all photographic for case number 9026. Purpose is to thoroughly assess the specific alleged infractions and its precise location at 3120 W Hallandale Beach Blvd, Lot 622, Hallandale, FL 33009-5100.

Attached is the letter received on November 03, 2023.

Geoffrey Jacobs
954-477-1434



Town of
3150
Pembroke

Sent To:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Property Owner:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
REC NW COR OF SE1/4 OF NE1/4 FLX 15



Town of P
3150 SW
Pembroke P

CODE COMPLIANCE

Sent To:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Property Owner:

Geoffrey Jacobs

Case

902

Pro

514

BUILDING CODE	105.1 Permit Required
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Notes/Mean of Correction:

1. Installed multiple windows without a Building Permit.
2. Exterior repair of west side wall done without a permit. Double permit fee assessed. Contact the Building Department for more information.

If the referenced violations are corrected within the time specified above, the issuance of this notice will be rescinded.

Should all violations not be corrected and time specified above, you will be required to appear before the Town's Code Compliance Special Magistrate to discuss the violations. See Town's Code of Ordinances and Chapter 162, Florida Statutes.

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: Geoffrey Jacobs
3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Case #: 9026

Date: 05/16/2024

Property Owner: Geoffrey Jacobs
3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Property Description: 514229000300

Certified Mail #:

Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA: 3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 622

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/16/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
553.73	553.73 Florida Building Code.—	(1)(a) The commission shall adopt, by rule pursuant to ss. 120.536(1) and 120.54, the Florida Building Code which shall contain or incorporate by reference all laws and rules which pertain to and govern the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities and enforcement of such laws and rules, except as otherwise provided in this section.	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.	30
FLORIDA BUILDING CODE	105.1 Permit Required	(Ord. No. 13-09-01, § 2, 9-11-13) Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits.	30

Notes/Mean of Correction:

Amended 05/16/2024

1. Installed multiple windows without a Building Permit. Obtain plans for after the fact permit and inspections.
 2. Exterior repair of west side wall done without a permit. Obtain plans for after the fact permit and inspections.
 3. Performed a major repair or remodel including but not limited to kitchen and bathroom, interior wall finish, electrical and plumbing. Obtain plans for after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept. for permit inquiry at 954-966-4600, ext. 182.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Building Official by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Steve Pizzillo

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁹
05/17/2024 ZIP 33023
043M30245597

US POSTAGE

Sent To:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Property Owner:

NOV

Case #:

9026

Property:

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁹
05/17/2024 ZIP 33023
043M30245597

US POSTAGE

HOLIDAY HALLANDALE MHC LLC
NOV #9026
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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FIRST-CLASS MAIL

IMI

\$000.64⁰

05/17/2024 ZIP 33023
043M30245597

US POSTAGE

HOLIDAY HALLANDALE MHC LLC
NOV #9026
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Case #:

9026

Date:

10/27/2023

Property Owner:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Property Description:

514229000300

Certified Mail #:**Legal Description:**

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 622

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
553.73	553.73 Florida Building Code.—	(1)(a) The commission shall adopt, by rule pursuant to ss. 120.536(1) and 120.54, the Florida Building Code which shall contain or incorporate by reference all laws and rules which pertain to and govern the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities and enforcement of such laws and rules, except as otherwise provided in this section.	30

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits.

Notes/Mean of Correction:

1. Installed multiple windows without a Building Permit. Obtain plans for permit and inspections.
 2. Exterior repair of west side wall done without a permit. Obtain plans for permit and inspections.
- Double permit fee assessed. Contact the Building Dept. for permit inquiry at 954-966-4600, ext. 182.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Building Official at (954) 966-4600.

Should all violations not be corrected and approved by the undersigned Building Official by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Steve Pizzillo
Building Official

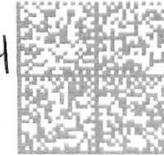
TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Corporation Service Company

Nov #9026

1201 Hays Street,
Tallahassee, FL 32301.



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FIRST-CLASS MAIL

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\$000.63⁹

10/27/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

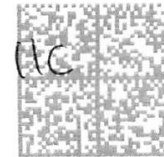
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Holiday Hallandale MHC LLC

Nov #9026

8800 North Bronx Ave
2nd Floor

Skokie, IL, 60077.



quadiant

FIRST-CLASS MAIL

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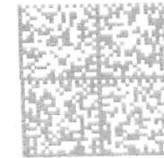
\$000.63⁹

10/27/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁹

10/27/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

Geoffrey Jacobs

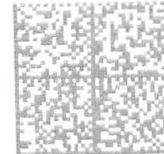
3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Case #:

9026

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁹

10/27/2023 ZIP 33023
043M30245597

US POSTAGE

Holiday Hallandale MHC LLC

NOV #9026

3140 W Hallandale Beach Blvd,
Pembroke Park, FL 33009.

To: Joseline Ramirez, Chief Code Compliance Officer

From: Steve Pizzillo, CBO, Interim Building Official

Reason: Holiday park 622

Date: May 4, 2024

Officer Ramirez the following are my findings for the above mentioned violation:

The first set of pictures that were provided to assorted members of the city and media showed that the above-mentioned mobile home had had the exterior portion of the skin removed from the west side of the unit. You as a Code Officer are restricted from citing this property because of Florida statute prohibiting those enforcing county and municipal ordinances from acting on anonymous tips. According to a finding from the legal counsel of the Broward County Board of Rules and Appeal I, acting as the Building Official, enforcing State of Florida statute can.

The Florida Building Code does not address the requirements of Manufactured/Mobile Housing because they are not under the jurisdiction of the Florida Building Commission. Mobile/Modular Housing is under the jurisdiction of the Florida Department of Highway Safety and Motor Vehicles. They have produced a procedure paper (MHS-24) depicting the requirements for these units.

Under a Level 1 – Ordinary Repair and Remodel it states that:

“Ordinary repairs are nonstructural repairs. These types of construction and repair that neither local government nor the department may require permitting or other oversight. Thus, a mobile homeowner can perform these repairs without the Necessity of local permitting or department approval.”

Although in the past, from reviews of violations and permitting previous Building Officials have had violations placed and required permits for what was classified as ordinary repairs.

In the case of the above-mentioned address this went beyond an ordinary repair once, in my opinion as the Authority Having Jurisdiction, the requirement of new insulation, framing replacement and repair and new sheathing occurred.

As stated on page 4 of Procedure # MRS-24:

“Ordinary repairs do not include:

The cutting away of any structural wall, portion or portion thereof.”

Vinyl siding is not structural but once sheathing becomes part of the equation it becomes structural and would require permitting as described in major Repair or Remodel. Also shown in the second set of pictures where floor framing looks to have been compromised.

A major repair or remodel of a mobile home will require an engineers' plan, or blueprint to show that it is a deviation from the original home. Work is considered a deviation from the original home if:

(1) The materials being used are heavier than the original materials

As seen in the second set of pictures which show durock in the wet areas and a tile/stone finish.

(4) If the repair or remodel involves major electrical plumbing work

Major electrical repair or remodel is described as replacement of receptacles and switches, new wiring, replacement of main panel box.

It also states that any electrical work is a major repair which is shown in the remodel of the bathroom and kitchen and a new tankless water heater.

Major plumbing repairs or remodeling constitutes a remodel of a bathroom and remodeling a kitchen which where both done.

It states that owners should check with their local jurisdiction to determine permitting requirements. It then goes on to state the above-mentioned requirements of major repair and remodeling. Also this jurisdiction, prior to me being named Interim Building Official, on a regular basis required permits for exactly the type of work present here.

From: [Town Clerk](#)
To: [Joseline Ramirez](#); [Steve Pizzillo](#); [Steve Pizzillo](#)
Subject: Work without permit
Date: Tuesday, November 14, 2023 2:53:28 PM
Attachments: [Jacobs work at home.docx](#)

Hello,

Attached are the pictures mentioned on the dais related to Commissioner Jacobs interior renovations.

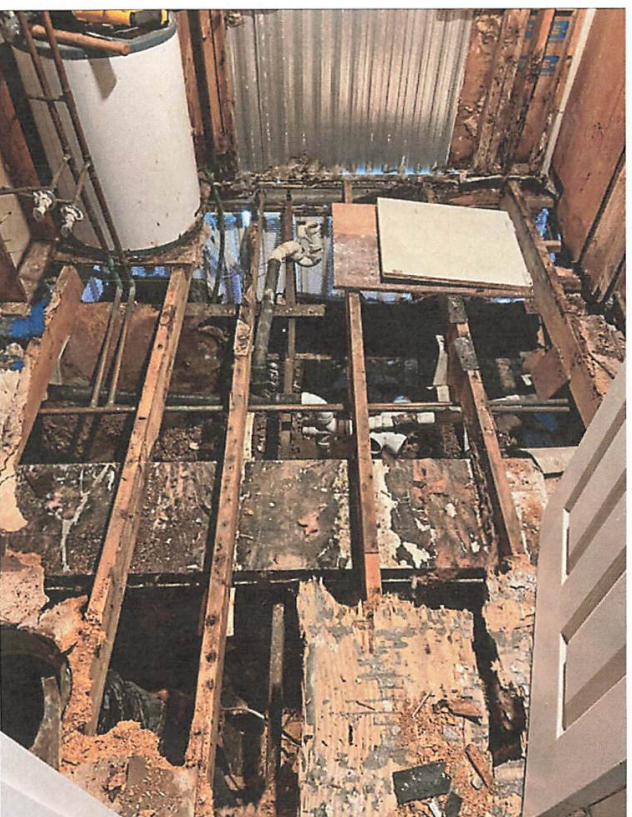
Regards,

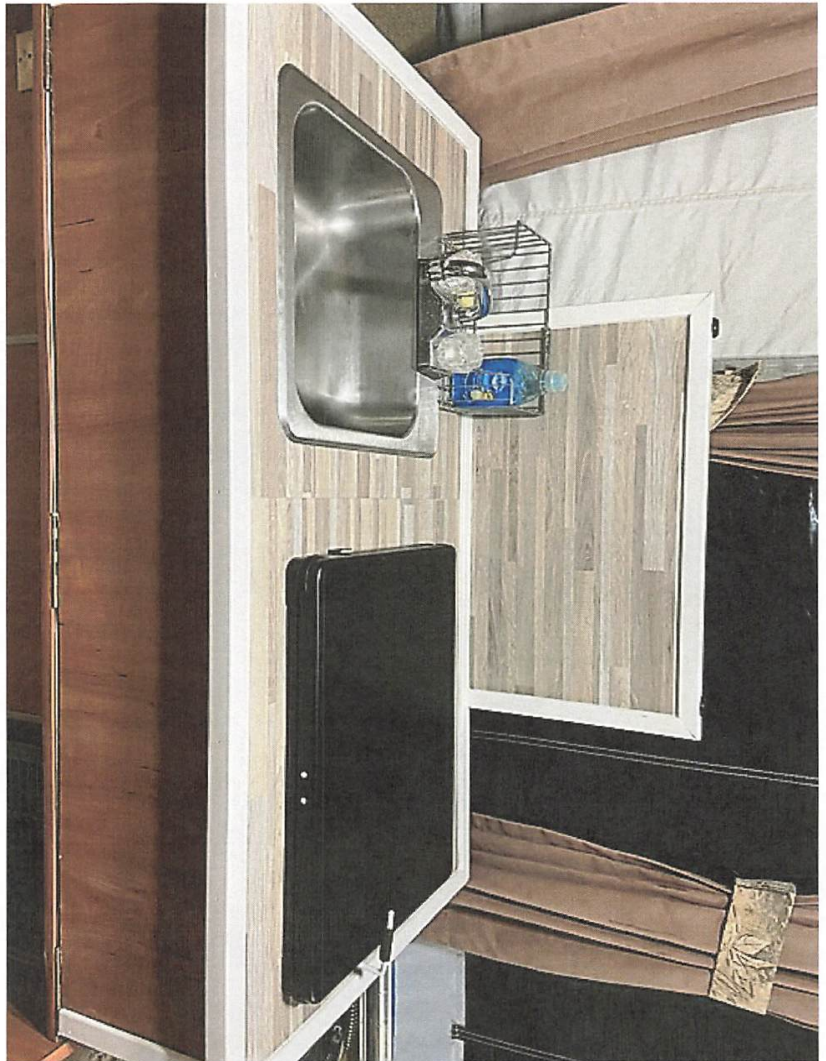


Marlen D. Martell, MPA, CMC, CFM
Town Clerk
Town of Pembroke Park
954.966.4600 ext. 235 | townclerk@tppfl.gov
www.tppfl.gov
3150 SW 52nd Avenue, Pembroke Park, FL 33023

The Town of Pembroke Parks Clerk's Office is committed to serving the community as the Town's records custodian; Supervisor of Elections; assisting the public in accessing public documents and information; and to provide services in a timely, accurate and professional manner.

Moving our Town forward

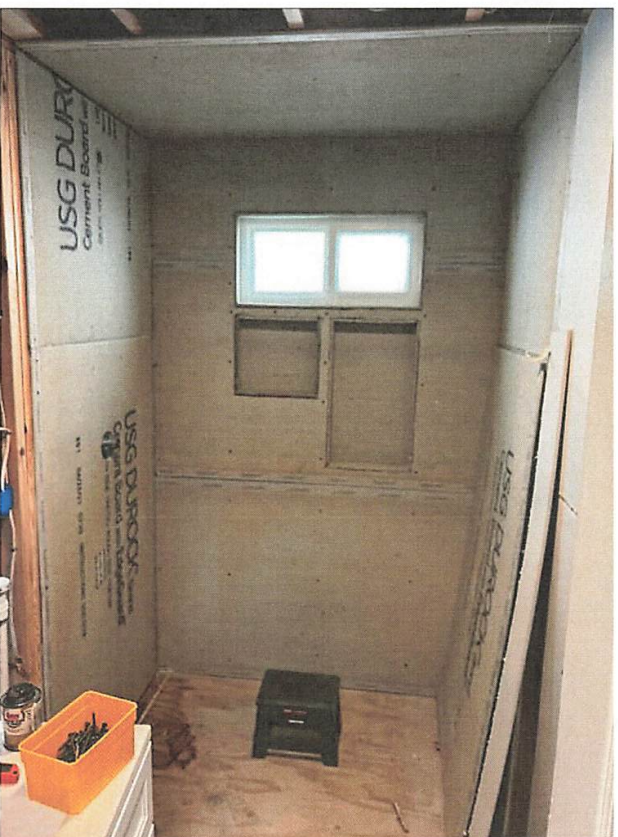
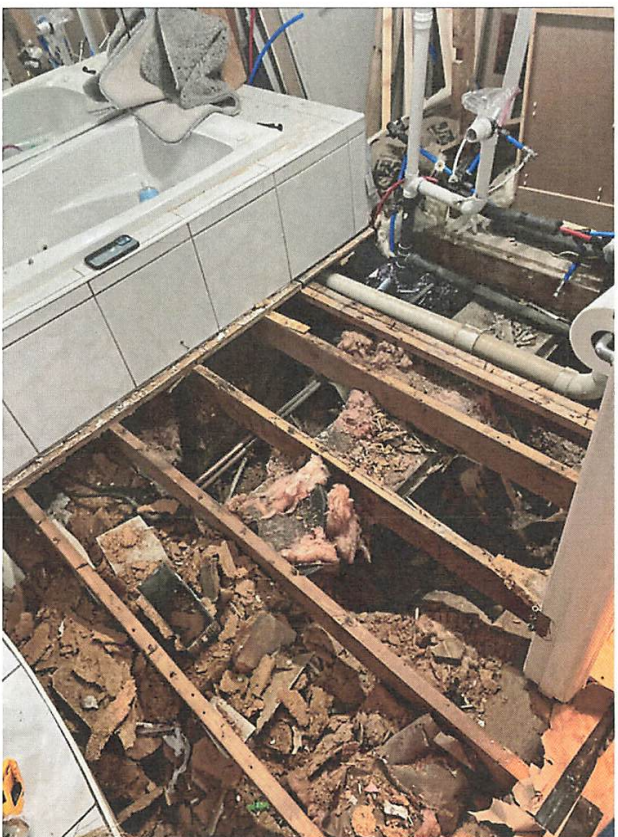














[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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: 02/22/2023

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



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	28-03
Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024	\$5,972,850	\$220,080	\$6,192,930	\$5,803,240				
2023	\$5,972,850	\$220,080	\$6,192,930	\$5,275,680				
2022	\$5,972,850	\$220,080	\$6,192,930	\$4,796,080	\$109,869.41			
2024 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$6,192,930	\$6,192,930	\$6,192,930	\$6,192,930				
Portability	0	0	0	0				
Assessed/SOH	\$5,803,240	\$6,192,930	\$5,803,240	\$5,803,240				
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	\$5,803,240	\$6,192,930	\$5,803,240	\$5,803,240				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
7/25/2014	DRR-T		112430220	\$8.00	746,606	SF		
7/7/2014	SWD-D	\$5,035,000	112397766					
7/14/2006	QC*	\$100	42486 / 1671					
				Adj. Bldg. S.F. (Card, Sketch)		4655		
				Eff./Act. Year Built: 1978/1969				
* Denotes Multi-Parcel Sale (See Deed)								
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
S								
39040								

To Mayor and Commissioners

I need to bring to your attention some information I have come across about one of the elected officials that currently sits during your meetings. Commissioner Jacobs always talks about how he is always doing the right thing for the town.

He did remodification to his house. Please, you all must deal with this. The pictures show the outside, but I also saw lots of materials being brought inside.

Look at all this work was he permitted to do this. I never saw any inspectors come to the house.

He spent our money on meals and clothes who watches him.

I feel the need to send this anonymously, so this individual does not come after me like I have seen him do with others.

Please please have someone look into it doesn't seem right!

CC

Mayor Ashira Mohammed
Vice Mayor Erik Morrissette
Clerk Commissioner William Hodgkins
Acting Clerk Commissioner Musfika Kashem
Acting Town Manager Aleem Ghany
Town Attorney
City Clerk Marlen Martell
Building Official
Code Compliance Supervisor Joseline Ramirez
WSVN Chanel 7 Reporter
WPLG Chanel 10 Reporter
Sun Sentinel Reporter
Miami Herald Reporter



Case Overview

Property/Incident Information

Owner	Address	Site Address
RIKING ENTERPRISES V LLC	5434 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #5434 W HALLANDALE BEACH BLVD

Folio

514230390010

Legal Description

PEMBROKE OAKS 177-39 B PARCEL A

Case Status	Open	Case #	9387	Date Next Inspection	7/19/2024
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Notes

1. Food truck on property has two prohibited flag banners, flag banners are prohibited. Remove banners from property.
2. There is a trailer with a banner sign attached to it, banners are prohibited. Remove banner from property.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/17/2024		Notice of Violation	Regular Mail
6/7/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/17/2024		Notice of Continuance	Certified Mail
7/19/2024		Affidavit of Non-Compliance	Certified Mail
7/19/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Posted to Property

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles	1. Mobile Food Dispensing Vehicles are allowed on private property that is designated and used for residential, commercial, industrial, recreational or non-residential purposes, subject to the following conditions: (h) Mobile food dispensing vehicles shall not display or use any sign or banner that is otherwise prohibited by the Town code.	Not in Compliance - Reinspection Date: 7/19/2024
SIGNS AND ADVERTISING	Sec. 21-18 (a). - Exempt signs.	(a) Vehicle signs. All vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or site for advertising purposes in addition to or in lieu of a permanent or temporary sign as permitted under this Ordinance No. 88-9-4. (see section 21-19 Prohibited signs).	Not in Compliance - Reinspection Date: 7/19/2024
SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	Not in Compliance - Reinspection Date: 7/19/2024
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	Not in Compliance - Reinspection Date: 7/19/2024
SIGNS AND ADVERTISING	Sec. 21-19 (g). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (g) Roof signs;	Not in Compliance - Reinspection Date: 7/19/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

RIKING ENTERPRISES V LLC)

CASE NO. 9387

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RIKING ENTERPRISES V LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

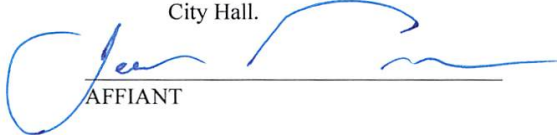
ADDRESS: 5434 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023.

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: RIKING ENTERPRISES V LLC AT 12:28 PM. ON
THE 09 DAY OF AUGUST 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

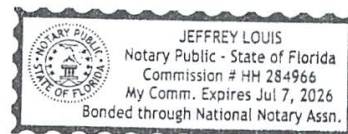
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

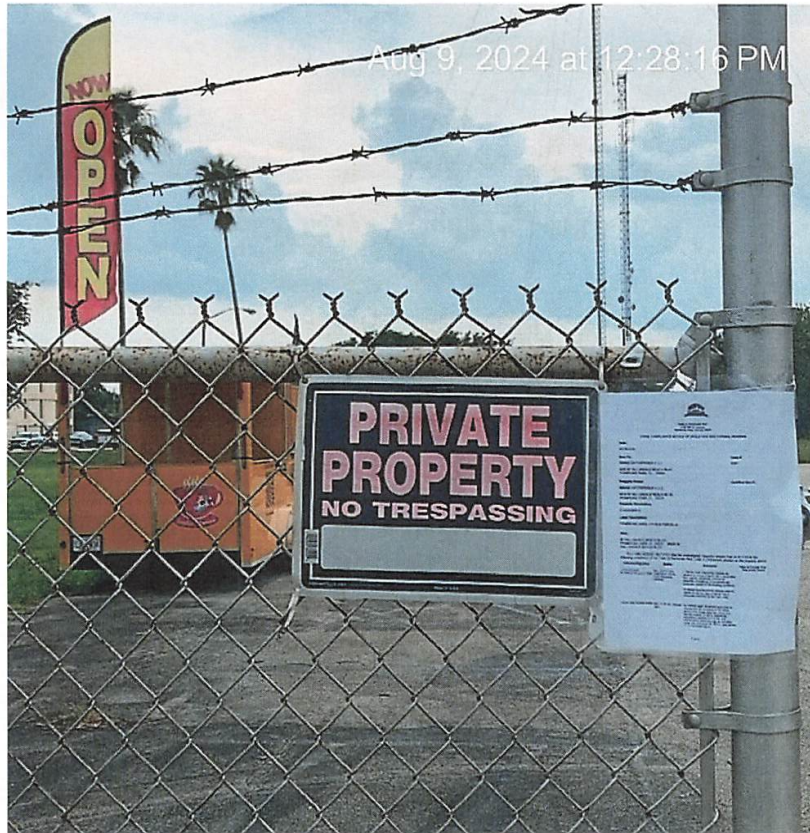

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 09 day of 08, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature
Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____





Aug 9, 2024 at 12:28:24 PM

Town of Pembroke Park
3150 SW 82 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 07/19/2024

Sent To: RIKING ENTERPRISES V LLC
5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Property Owner: RIKING ENTERPRISES V LLC
5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Property Description: 514230390010

Legal Description: PEMBROKE OAKS 177-39 B PARCEL A

AKA: W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #5434 W
HALLANDALE BEACH BLVD

Case #: 9387

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 5/17/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-41(1)(b) Restrictions, Mobile Food Dispensing Vehicles	1. Mobile Food Dispensing Vehicles are allowed on private property that is designated and used for residential, commercial, institutional, recreational or non-residential purposes, subject to the following conditions: (a) Mobile food dispensing vehicles shall not display or use any sign or banner that is otherwise prohibited by the Town code.	7
SIGNS AND ADVERTISING	Sec. 21-19 (b) - Exempt signs	(a) Vehicle signs. All vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or site for advertising purposes in addition to or in lieu of a permanent or temporary sign as permitted under this Ordinance No. 85-9-4. (see section 21-19 Prohibited signs).	7

1 of 3



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/19/2024

Sent To:

RIKING ENTERPRISES V LLC

5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

9387

Property Owner:

RIKING ENTERPRISES V LLC

5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230390010

Legal Description:

PEMBROKE OAKS 177-39 B PARCEL A

AKA:

W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #5434 W
HALLANDALE BEACH BLVD

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/17/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles	1. Mobile Food Dispensing Vehicles are allowed on private property that is designated and used for residential, commercial, industrial, recreational or non-residential purposes, subject to the following conditions: (h) Mobile food dispensing vehicles shall not display or use any sign or banner that is otherwise prohibited by the Town code.	7
SIGNS AND ADVERTISING	Sec. 21-18 (a). - Exempt signs.	(a) Vehicle signs. All vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or site for advertising purposes in addition to or in lieu of a permanent or temporary sign as permitted under this Ordinance No. 88-9-4. (see section 21-19 Prohibited signs).	7

SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town:	7
		(a) Animated signs;	
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town:	7
		(d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	
SIGNS AND ADVERTISING	Sec. 21-19 (g). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town:	7
		(g) Roof signs;	

1. Food truck on property has two prohibited flag banners, flag banners are prohibited. Remove banners from property.
2. There is a trailer with a banner sign attached to it, banners are prohibited. Remove banner from property.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of August, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin



7/19/2024

9589 0710 5270 1605 9252 76

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ **9.64**

Total Postage and Fees
\$

Sent To
Street and Apt. No.
City, State, ZIP+4®

RIKING ENTERPRISES V LLC
NOH #9387
3799 W HALLANDALE BEACH BLVD
PEMBROKE PARK FL 33023

PS Form 3800, J

9589 0710 5270 1605 9252 69

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☒ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ **9.64**

Total Postage and Fees
\$

Sent To
Street and Apt. No.
City, State, ZIP+4®

SG REGISTERED AGENT
NOH #9387
200 E. PALMETTO PARK ROAD #103
BOCA RATON, FL 33432

PS Form 3800, J

9589 0710 5270 1605 9252 83

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ **9.64**

Total Postage and Fees
\$

Sent To
Street and Apt. No.
City, State, ZIP+4®

RIKING ENTERPRISES V LLC
NOH #9387
5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

PS Form 3800, J

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- 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.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: RIKING ENTERPRISES V LLC NOH #9387 3799 W HALLANDALE BEACH BLVD PEMBROKE PARK FL 33023		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9269 76		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- 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.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: RIKING ENTERPRISES V LLC NOH #9387 3799 W HALLANDALE BEACH BLVD PEMBROKE PARK FL 33023		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9252 76		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- 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.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: SG REGISTERED AGENT NOH #9387 200 E. PALMETTO PARK ROAD #103 BOCA RATON, FL 33432		B. Received by (Printed Name) Vikki Lee Strickland C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9252 69		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 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9387

Petitioner,

vs.

RIKING ENTERPRISES V
LLC

W HALLANDALE BEACH BLVD, PEMBROKE
PARK, FL 33023 #5434 W HALLANDALE
BEACH BLVD

Respondent(s)

On 7/19/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: RIKING ENTERPRISES V LLC
Address: 5434 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023
Folio: 514230390010
Site Address: W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #5434 W HALLANDALE BEACH BLVD.
Legal Description: PEMBROKE OAKS 177-39 B PARCEL A



Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles	1. Mobile Food Dispensing Vehicles are allowed on private property that is designated and used for residential, commercial, industrial, recreational or non-residential purposes, subject to the following conditions: (h) Mobile food dispensing vehicles shall not display or use any sign or banner that is otherwise prohibited by the Town code.	Not in Compliance - Reinspection Date: 8/21/2024
SIGNS AND ADVERTISING	Sec. 21-18 (a). - Exempt signs.	(a) Vehicle signs. All vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or site for advertising purposes in addition to or in lieu of a permanent or temporary sign as permitted under this Ordinance No. 88-9-4. (see section 21-19 Prohibited signs).	Not in Compliance - Reinspection Date: 8/21/2024
SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	Not in Compliance - Reinspection Date: 8/21/2024
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	Not in Compliance - Reinspection Date: 8/21/2024
SIGNS AND ADVERTISING	Sec. 21-19 (g). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (g) Roof signs;	Not in Compliance - Reinspection Date: 8/21/2024

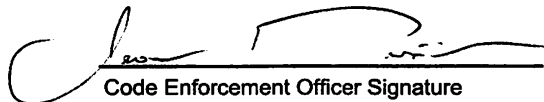
Notes/Mean of Correction:

1. Food truck on property has two prohibited flag banners, flag banners are prohibited. Not Corrected.
2. There is a trailer with a banner sign attached to it, banners are prohibited. Not Corrected.

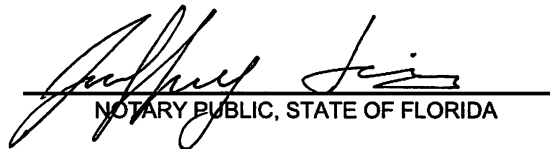
Further, Affiant sayeth naught

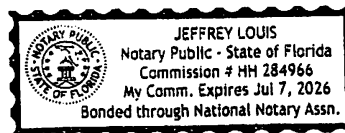
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/19/2024


NOTARY PUBLIC, STATE OF FLORIDA



7022 2410 0001 1497 4578

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OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage \$ 9.64

Total Postage and Fees \$

Sent To **RIKING ENTERPRISES V LLC**
OC #9387
5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

City, State, ZIP+4®

Postmark Here

PS Form 3800, April 2016 PSN 7530-02-000-9047

7022 2410 0001 1497 4561

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage \$ 9.64

Total Postage and Fees \$

Sent To **RIKING ENTERPRISES V LLC**
OC #9387
3799 W HALLANDALE BEACH BLVD
PEMBROKE PARK FL 33023

City, State, ZIP+4®

Postmark Here

PS Form 3800, April 2016 PSN 7530-02-000-9047

7022 2410 0001 1497 4554

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage \$ 9.64

Total Postage and Fees \$

Sent To **SG REGISTERED AGENT**
OC #9387
200 E PALMETTO PARK ROAD STE 103
BOCA RATON, FL 33432

City, State, ZIP+4®

Postmark Here

PS Form 3800, April 2016 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:

SG REGISTERED AGENT
OC #9387
200 E PALMETTO PARK ROAD STE 103
BOCA RATON, FL 33432



9590 9402 8582 3244 8660 77

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4554

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

V Lee

☐ Agent☐ Addressee

B. Received by (Printed Name)

Vikki Lee Strickland

C. Date of Delivery

D. Is delivery address different from item 1?

☐ YesIf 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 DeliveryMail Restricted Delivery
(0)

Domestic Return Receipt

CODE COMPLIANCE BOARD TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,)
Petitioner,)
vs.) Case No.: **9387**
RIKING ENTERPRISES V LLC)
Respondent(s) _____

ORDER OF CONTINUANCE

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

STREET ADDRESS: 5434 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: RIKING ENTERPRISES V LLC

FOLIO #: 5142 30 39 0010

LEGAL DESCRIPTION: PEMBROKE OAKS 177-39 B PARCEL A

An administrative hearing was held before the undersigned Special Magistrate on July 17th, 2024. At the hearing, the testimony offered indicated that granting a continuance of the aforementioned case is in the public interest.

THEREFORE, IN ACCORDANCE WITH THE FINDINGS STATED ABOVE, THIS CASE IS HEREBY CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON AUGUST 21ST, 2024, AT 9:00 AM IN THE CITY COMMISSION CHAMBERS AT 3150 SW 52 AVENUE, PEMBROKE PARK, FLORIDA 33023.

THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AFOREMENTIONED MATTER THAT IS SET FOR 9:00 AM ON AUGUST 21ST, 2024.

RESPONDENT IS ADVISED THAT IF ALL OF THE VIOLATIONS HAVE NOT BEEN CORRECTED BY THE HEARING DATE SET FORTH ABOVE, AN ORDER CERTIFYING THE CODE ENFORCEMENT FINE AND LIEN MAY BE IMPOSED.

FAILURE OF RESPONDENT TO REMEDY AND BRING THE VIOLATIONS INTO COMPLIANCE SHALL AUTHORIZE THE SPECIAL MAGISTRATE TO ENTER A FINAL ORDER CERTIFYING THE CODE ENFORCEMENT FINE AND LIEN SHOULD THE REAL PROPERTY REMAIN IN VIOLATION BEYOND THE COMPLIANCE DATE.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17 day of July, 2024.

TOWN OF PEMBROKE PARK

[Signature]
Code Compliance Official

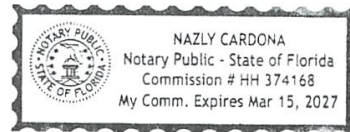
[Signature]
Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day, an officer duly qualified to take acknowledgements, personally appeared the Special Magistrate and Code Compliance Official 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 seal in the County and State aforesaid this 17 day of July, 2024.

Nazly Cardona CA.
Notary Public, State of Florida
Clerk to the Special Magistrate



Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ___ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of July, 2024.

Nazly Cardona CA.
Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Joseline Ramirez

From: Chandler Williamson
Sent: Tuesday, July 16, 2024 2:29 PM
To: Geoffrey Jacobs
Cc: Jacob Horowitz; Sam Goran; Michael Pizzi; Joseline Ramirez; Jean Gustin
Subject: RE: Special magistrate, Emelia's Espresso

Commissioner,

Good Afternoon,

Hope you and your family are safe and well. I will inform the Code Enforcement Supervisor of your request.

The Code Enforcement Officer responsible for the case for Emelia's Espresso will move the date to the August 21st, 2024, Special Magistrate Hearing.

Thank you,

-----Original Message-----

From: Geoffrey Jacobs <grjacobsaz@gmail.com>
Sent: Tuesday, July 16, 2024 1:39 PM
To: Chandler Williamson <cwilliamson@tppl.gov>
Cc: Jacob Horowitz <jhorowitz@gorencherof.com>; Sam Goran <sgoren@gorencherof.com>; Michael Pizzi <mpizzi@pizzilaw.com>
Subject: Special magistrate, Emelia's Espresso

Town Manager Williams,

I request that the hearing scheduled with the special magistrate tomorrow July 17th 2024 at 9am for Emelia's Espresso be postponed to next month.

Last night, my children and I were caught in a natural disaster in Chicago involving multiple tornadoes, which resulted in numerous flight cancellations.

Consequently, I am unable to secure a flight to attend the hearing. Therefore, I respectfully request that our hearing be rescheduled for next month.

Geoffrey Jacobs
Emelia's Espresso
954-477-1434

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.

Jul 19, 2024 at 2:25:08 PM



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RIKING ENTERPRISES V LLC

CASE NO. 9387

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RIKING ENTERPRISES V LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5434 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: RIKING ENTERPRISES V LLC
AT 12:53 P.M. ON THE 24 DAY OF JUNE 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

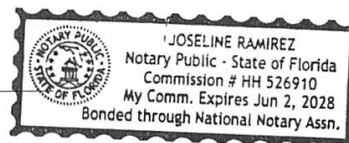
Jean Gustin
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of June 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

[Signature]
Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____





Jun 24, 2024 at 12:53:36 PM

Town of Pembroke Park
3155 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 06/20/2024

Sent To: RIKING ENTERPRISES V LLC
5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #: 9367

Property Owner: RIKING ENTERPRISES V LLC
5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description: 514230390010

Legal Description: PEMBROKE OAKS 177-39 B PARCEL A

AKA: W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #5434 W
HALLANDALE BEACH BLVD

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/17/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles	1. Mobile Food Dispensing Vehicles are allowed on private property that is designated and used for residential, commercial, industrial, recreational or non-residential purposes, subject to the following conditions: (h) Mobile food dispensing vehicles shall not display or use any sign or banner that is otherwise prohibited by the Town code.	
SIGNS AND ADVERTISING	Sec. 21-18 (a) - Exempt signs.	(a) Vehicle signs. All vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or site for advertising purposes in addition to or in lieu of a permanent or temporary sign as permitted under this Ordinance No. 88-9-4. (see section 21-19 Prohibited signs).	

1 of 3

9589 0710 5270 1605 9300 03

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OFFICIAL USE

Certified Mail Fee: \$
 Extra Services & Fees (check box, add fee as appropriate):
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage: \$8.69
 Total Postage and Fees: \$8.69

Sent To: SG-REGISTERED AGENT
 NOH #9387
 200 E PALMETTO PARK ROAD STE 103
 BOCA RATON, FL 33432

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9269 76

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OFFICIAL USE

Certified Mail Fee: \$
 Extra Services & Fees (check box, add fee as appropriate):
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage: \$8.69
 Total Postage and Fees: \$8.69

Sent To: RIKING ENTERPRISES V LLC
 NOH #9387
 3799 W HALLANDALE BEACH BLVD
 PEMBROKE PARK FL 33023

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9269 83

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee: \$
 Extra Services & Fees (check box, add fee as appropriate):
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage: \$8.69
 Total Postage and Fees: \$8.69

Sent To: RIKING ENTERPRISES V LLC
 NOH #9387, #
 5434 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33023

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

RIKING ENTERPRISES V LLC
5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

9387

Date:

6/20/2024 12:00:00 AM

Property Owner:

RIKING ENTERPRISES V LLC
5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Property Description:

514230390010

Legal Description:

PEMBROKE OAKS 177-39 B PARCEL A

AKA:

W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #5434 W
HALLANDALE BEACH BLVD

Mailing Purposes Only



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

RIKING ENTERPRISES V LLC
5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

9387

Property Owner:

RIKING ENTERPRISES V LLC
5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230390010

Legal Description:

PEMBROKE OAKS 177-39 B PARCEL A

AKA:

W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #5434 W
HALLANDALE BEACH BLVD

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/17/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles	1. Mobile Food Dispensing Vehicles are allowed on private property that is designated and used for residential, commercial, industrial, recreational or non-residential purposes, subject to the following conditions: (h) Mobile food dispensing vehicles shall not display or use any sign or banner that is otherwise prohibited by the Town code.	7
SIGNS AND ADVERTISING	Sec. 21-18 (a). - Exempt signs.	(a) Vehicle signs. All vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or site for advertising purposes in addition to or in lieu of a permanent or temporary sign as permitted under this Ordinance No. 88-9-4. (see section 21-19 Prohibited signs).	7

SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	7
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	7
SIGNS AND ADVERTISING	Sec. 21-19 (g). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (g) Roof signs;	7

1. Food truck on property has two prohibited flag banners, flag banners are prohibited. Remove banners from property.
2. There is a trailer with a banner sign attached to it, banners are prohibited. Remove banner from property.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of July, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jamirez@tppfl.gov.

Jean Gustin



6/20/2024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9387

Petitioner,

vs.

RIKING ENTERPRISES V
LLC
W HALLANDALE BEACH BLVD, PEMBROKE
PARK, FL 33023 #5434 W HALLANDALE
BEACH BLVD

Respondent(s)

On 6/7/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	RIKING ENTERPRISES V LLC
Address:	5434 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023
Folio:	514230390010
Site Address:	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #5434 W HALLANDALE BEACH BLVD
Legal Description:	PEMBROKE OAKS 177-39 B PARCEL A

By _____
Notary Public
My Commission Expires _____

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles	1. Mobile Food Dispensing Vehicles are allowed on private property that is designated and used for residential, commercial, industrial, recreational or non-residential purposes, subject to the following conditions: (h) Mobile food dispensing vehicles shall not display or use any sign or banner that is otherwise prohibited by the Town code.	Not in Compliance - Reinspection Date: 6/7/2024
SIGNS AND ADVERTISING	Sec. 21-18 (a). - Exempt signs.	(a) Vehicle signs. All vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or site for advertising purposes in addition to or in lieu of a permanent or temporary sign as permitted under this Ordinance No. 88-9-4. (see section 21-19 Prohibited signs).	Not in Compliance - Reinspection Date: 6/7/2024
SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	Not in Compliance - Reinspection Date: 6/7/2024
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	Not in Compliance - Reinspection Date: 6/7/2024
SIGNS AND ADVERTISING	Sec. 21-19 (g). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (g) Roof signs;	Not in Compliance - Reinspection Date: 6/7/2024

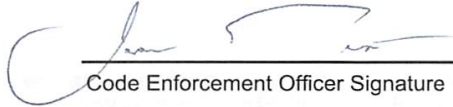
Notes/Mean of Correction:

1. Food truck on property has two prohibited flag banners, flag banners are prohibited. Not Corrected.
2. There is a trailer with a banner sign attached to it, banners are prohibited. Not Corrected.

Further, Affiant sayeth naught

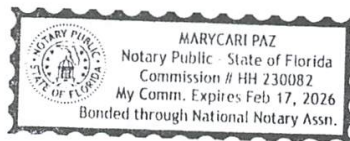
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/7/2024


NOTARY PUBLIC, STATE OF FLORIDA





TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

SG Registered Agent
NOV # 9387



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
05/20/2024 ZIP 33023
043M30245597

US POSTAGE

200 E Palmeto Park Rd, Ste 103.
Boca Raton, FL 33432.

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
05/20/2024 ZIP 33023
043M30245597

US POSTAGE

NW.

Sent To:

RIKING ENTERPRISES V LLC
5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

9387

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Riking Enterprises V LLC

NOV # 9387.



quadiant

FIRST-CLASS MAIL

IMI

\$000.64⁰

05/20/2024 ZIP 33023
043M30245597

US POSTAGE

3799 W Hallandale Beach Blvd,
Pembroke Park FL 33023.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: RIKING ENTERPRISES V LLC
5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #: 9387

Date: 05/17/2024

Property Owner: RIKING ENTERPRISES V LLC
5434 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Property Description: 514230390010

Certified Mail #:

Legal Description: PEMBROKE OAKS 177-39 B PARCEL A

AKA: W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #5434 W
HALLANDALE BEACH BLVD

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/17/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles	1. Mobile Food Dispensing Vehicles are allowed on private property that is designated and used for residential, commercial, industrial, recreational or non-residential purposes, subject to the following conditions: (h) Mobile food dispensing vehicles shall not display or use any sign or banner that is otherwise prohibited by the Town code.	7
SIGNS AND ADVERTISING	Sec. 21-18 (a). - Exempt signs.	(a) Vehicle signs. All vehicle signs shall be exempt from all provisions of this article, except when those signs are utilized at a specific location or site for advertising purposes in addition to or in lieu of a permanent or temporary sign as permitted under this Ordinance No. 88-9-4. (see section 21-19 Prohibited signs).	7
SIGNS AND ADVERTISING	Sec. 21-19 (a). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (a) Animated signs;	7
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	7

(g) Roof signs;

Notes/Mean of Correction:

1. Food truck on property has two prohibited flag banners, flag banners are prohibited. Remove banners from property.
2. There is a trailer with a banner sign attached to it, banners are prohibited. Remove banner from property.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jean Gustin



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
RIKING ENTERPRISES V LLC

Filing Information

Document Number L11000140555
FEI/EIN Number N/A
Date Filed 12/14/2011
State FL
Status ACTIVE

Principal Address

3799 West Hallandale Beach Blvd.
Pembroke Park, FL 33023

Changed: 04/23/2021

Mailing Address

3799 West Hallandale Beach Blvd.
Pembroke Park, FL 33023

Changed: 04/23/2021

Registered Agent Name & Address

SG REGISTERED AGENT
200 E. Palmetto Park Road Suite 103
Boca Raton, FL 33432

Address Changed: 07/07/2015

Authorized Person(s) Detail

Name & Address

Title MGR

KUPERMAN, RICARDO
3799 WEST HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023

Title Authorized Representative



Site Address	5434 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 39 0010
Property Owner	RIKING ENTERPRISES V LLC	Millage	0613
Mailing Address	3799 W HALLANDALE BEACH BLVD PEMBROKE PARK FL 33023	Use	28-01
Abbr Legal Description	PEMBROKE OAKS 177-39 B PARCEL A		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.					
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$4,630,830	\$26,000	\$4,656,830	\$3,273,630	
2023	\$4,630,830	\$26,000	\$4,656,830	\$2,976,030	\$75,363.66
2022	\$3,704,660	\$26,000	\$3,730,660	\$2,705,490	\$63,433.82
2024* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$4,656,830	\$4,656,830	\$4,656,830	\$4,656,830	
Portability	0	0	0	0	
Assessed/SOH	\$3,273,630	\$4,656,830	\$3,273,630	\$3,273,630	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$3,273,630	\$4,656,830	\$3,273,630	\$3,273,630	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor Type
3/1/2016	SWD-Q	\$2,505,000	113562164	\$15.00	308,722 SF
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		
				Adj. Bldg. S.F. (Card, Sketch)	
Special Assessments					
Fire	Garb	Light	Drain	Impr	Safe Storm Clean Misc
06					
Q					
1					



Apr 8, 2024 at 11:59:14 AM



Apr 8, 2024 at 12:00:13 PM

