



AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, September 15, 2021

Council Chambers

3150 SW 52 AVE

PEMBROKE PARK, FL 33023

Page

1.

CALL TO ORDER

2.

ROLL CALL

3.

SPECIAL MAGISTRATE OPENING STATEMENT

4.

ADOPTION OF MINUTES

4.1. [Special Magistrate Meeting Minutes for June 16, 2021](#)

8 - 19

5.

ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICATIONS)

6.

PUBLIC HEARING

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

7.

FORMAL HEARING - BUILDING OFFICIAL MIGUEL NUÑEZ

7.1. **CASE 4958A** - CONDADO REAL CONDOMINIUM ASSOCIATION, INC. - FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 110.15 - 40 YEAR BUILDING SAFETY INSPECTION - **FIRST OFFENSE**

20 - 31

[Case Overview 4958A](#)

7.2. **CASE 6043** - SHORELINE FOUNDATION - FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 110.15 - 40 YEAR BUILDING SAFETY INSPECTION - **FIRST OFFENSE**

32 - 44

[Case Overview 6043](#)

- 7.3. **CASE 6044** - ZEGCO INC - FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 110.15 - 40 YEAR BUILDING SAFETY INSPECTION - **FIRST OFFENSE** 45 - 58
[Case Overview 6044](#)
- 7.4. **CASE 6045** - TOPPER PROPERTIES LLC - FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 110.15 - 40 YEAR BUILDING SAFETY INSPECTION - **FIRST OFFENSE** 59 - 71
[Case Overview 6045](#)
- 7.5. **CASE 6051** - INFINITY AZURE LLC - FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 110.15 - 40 YEAR BUILDING SAFETY INSPECTION - **FIRST OFFENSE** 72 - 88
[Case Overview 6051](#)
- 7.6. **CASE 6058** - BODY ORBIT USA LLC - FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 110.15 - 40 YEAR BUILDING SAFETY INSPECTION - **FIRST OFFENSE** 89 - 100
[Case Overview 6058](#)
- 7.7. **CASE 6077** - COCA COLA BEVERAGES LLC - FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 110.15 - 40 YEAR BUILDING SAFETY INSPECTION - **FIRST OFFENSE** 101 - 113
[Case Overview 6077](#)

8.

HEARING TO EXTEND TIME - BUILDING OFFICIAL MIGUEL NUÑEZ

- 8.1. **CASE 4343** - FEEDING SOUTH FLORIDA - HEARING TO EXTEND TIME - FLORIDA BUILDING CODE SECTION(s) 109.4 - NO BUILDING PERMIT - **FIRST OFFENSE** 114 - 162
[Case Overview 4343](#)

9.

FORMAL HEARING - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

- 9.1. **CASE 5123** - SCOTT HEATON/ ALEX MULLER - FORMAL HEARING - SECTION(s) 5-103(a)(c)(f)(h) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 163 - 184
[Case Overview 5123](#)
- 9.2. **CASE 5127** - MAFELI INVESTMENTS LLC - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** 185 - 207
[Case Overview 5127](#)
- 9.3. **CASE 5140** - BRANDON C BROWN - FORMAL HEARING - SECTION(s) 5-103(a)(o) - EXTERIOR MAINTENANCE; 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** 208 - 233
[Case Overview 5140](#)

9.4.	CASE 5141 - STEPHON E MCGILL - FORMAL HEARING - SECTION(s) 5-2(a)(b) - NO BUILDING PERMIT - FIRST OFFENSE Case Overview 5141	234 - 255
9.5.	CASE 5142 - CATHERINE S & DANIEL FANFAN - FORMAL HEARING - SECTION(s) 5-103(a)(c)(o) - EXTERIOR MAINTENANCE; 5-105; 5- 2(a)(b) - NO BUILDING PERMIT - FIRST OFFENSE Case Overview 5142	256 - 281
9.6.	CASE 5143 - RON B SMITH - FORMAL HEARING - SECTION(s) 5- 103(c) - EXTERIOR MAINTENANCE; 5-105; 5-2(a)(b) - NO BUILDING PERMIT - FIRST OFFENSE Case Overview 5143	282 - 299
9.7.	CASE 5148 - VINCENT A WICKER BELL/ MARIE NADEGE - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - FIRST OFFENSE Case Overview 5148	300 - 316
9.8.	CASE 5163 - DOMINGA I RIVAS - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - FIRST OFFENSE Case Overview 5163	317 - 334
9.9.	CASE 5164 - HENRY & HUNTE SARRETTE/ NORMAIRE SARRETTE - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - FIRST OFFENSE Case Overview 5164	335 - 352
9.10.	CASE 5165 - JULITTE VALCIN - FORMAL HEARING - SECTION(s) 5- 105 - NO BUILDING PERMIT - FIRST OFFENSE Case Overview 5165	353 - 366
9.11.	CASE 5166 - MAIKEL AVILA SANCHEZ - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - FIRST OFFENSE Case Overview 5166	367 - 385
9.12.	CASE 5167 - MICHAEL CHAMBERS/ JANNA PLUMMER - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - FIRST OFFENSE Case Overview 5167	386 - 403
9.13.	CASE 5168 - DELORES BULLOCK - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - FIRST OFFENSE Case Overview 5168	404 - 421
9.14.	CASE 5169 - KETTY PIERRE - FORMAL HEARING - SECTION(s) 5- 103(a) - EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - FIRST OFFENSE Case Overview 5169	422 - 437

- 9.15. **CASE 5384** - ROBERT & DEBORAH FEENY - FORMAL HEARING - 438 - 466
SECTION(s) 5-103(b)(c)(i)(j)(l)(o)(h) - EXTERIOR MAINTENANCE; 12-48 - PROHIBITED OUTDOOR STORAGE; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCES - **FIRST OFFENSE**
[Case Overview 5384](#)
- 9.16. **CASE 5704** - YOYO INVESTMENTS LLC - FORMAL HEARING - 467 - 488
SECTION(s) 5-103(a)(b) - EXTERIOR MAINTENANCE; 5-105; 5-17; 5-2(a)(b) - NO BUILDING PERMIT; 5-104 - BLIGHT; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE**
[Case Overview 5704](#)
- 9.17. **CASE 6186** - JEANETTE VERSTER - FORMAL HEARING - 489 - 504
SECTION(s) 5-103(a) EXTERIOR MAINTENANCE; 5-207 - GRAFFITI - **FIRST OFFENSE**
[Case Overview 6186](#)
- 9.18. **CASE 6189** - YESYM 5401 LLC - FORMAL HEARING - SECTION(s) 5- 505 - 536
103(a)(h)(i) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT; 5-104 - BLIGHT; 12-48 - PROHIBITED OUTDOOR STORAGE; 27-33 - LANDSCAPE MAINTENANCE - **SECOND OFFENSE**
[Case Overview 6189](#)

10.

**HEARING TO CONFIRM FINE - CHIEF CODE ENFORCEMENT OFFICER
JOSELINE RAMIREZ**

- 10.1. **CASE 1238** - MARCEL HAMEL/ JULIE LECOURS - HEARING TO 537 - 548
CONFIRM FINE - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE**
[Case Overview 1238](#)
- 10.2. **CASE 4420** - PEMBROKE CROWN LLC/AC CUSTOMS - HEARING 549 - 564
TO CONFIRM FINE - SECTION(s) 11-42(b)(1) - PROHIBITED WASTE CONTAINER; 15-17 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE**
[Case Overview 4420](#)
- 10.3. **CASE 4469** - PEMBROKE PARK WAREHOUSES HOLDING/ 565 - 580
WATERMAN PLUMBING - HEARING TO CONFIRM FINE - SECTION(s) 15-17; 15-24 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE**
[Case Overview 4469](#)
- 10.4. **CASE 4471** - PEMBROKE PARK WAREHOUSES HOLDING/ ROODY 581 - 595
JEAN GILLES CABINETRY - HEARING TO CONFIRM FINE - SECTION(s) 15-17; 15-24 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE**
[Case Overview 4471](#)

- 10.5. **CASE 4504** - PEMBROKE PARK WAREHOUSES HOLDING/
EXECUTIVE DIESEL MARINE - HEARING TO CONFIRM FINE -
SECTION(s) 15-17; 15-24 - NO BUSINESS TAX RECEIPT - **FIRST
OFFENSE** 596 - 610
[Case Overview 4504](#)
11.
TOWN'S MOTION TO VACATE FINAL ORDER - CODE ENFORCEMENT
OFFICER TERESSA MALCOLM
- 11.1. **CASE 5636** - IRENE KWITNEY/MILA SCHWARTZREICH - 611 - 613
SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE**
[Case Overview 5636](#)
12.
HEARING TO EXTEND TIME - CODE ENFORCEMENT OFFICER TERESSA
MALCOLM
- 12.1. **CASE 5619** - MS INVEST US LLC - FORMAL HEARING - SECTION(s) 614 - 653
5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE**
[Case Overview 5619](#)
13.
FORMAL HEARING - CODE ENFORCEMENT OFFICER TERESSA
MALCOLM
- 13.1. **CASE 5735** - DANNY LAROUSHE - FORMAL HEARING - SECTION(s) 654 - 679
5-105; 5-17- NO BUILDING PERMIT ; 5-103(i)(j)(h) - EXTERIOR
MAINTENANCE ; 12-48 - PROHIBITED OUTDOOR STORAGE -
FIRST OFFENSE
[Case Overview 5735](#)
- 13.2. **CASE 5752**- BENOIT MASSICOTTE & LINDA FRIGON - FORMAL 680 - 704
HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST
OFFENSE**
[Case overview 5752](#)
- 13.3. **CASE 5801**- ARELIS CASTILLO DE MARTINEZ / BAM MHC LLC - 705 - 746
FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING
PERMIT - **FIRST OFFENSE**
[Case Overview 5801](#)
- 13.4. **CASE 5808** - SERGE & CLAUDINE LESSARD - FORMAL HEARING - 747 - 781
SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE**
[Case Overview 5808](#)
- 13.5. **CASE 5812** - BARRY CUNNINGHAM / LUCKY EXPLORER LLC - 782 - 813
FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING
PERMIT - 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME -
FIRST OFFENSE
[Case Overview 5812](#)

14.

HEARING TO CONFIRM FINE - CODE ENFORCEMENT OFFICER
TERESSA MALCOLM

- | | | |
|--------|--|-----------|
| 14.1. | CASE 4632 - MICHELLE PARKER - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - NO BUILDING PERMIT - FIRST OFFENSE
Case Overview 4632 | 814 - 825 |
| 14.2. | CASE 4876 - DISCOUNT AUTO PART INC C/O ADVANCE STORES CO INC #9479 / ELEGANT BEAUTY SUPPLY - HEARING TO CONFIRM FINE - SECTION(s) 5-103(e) -EXTERIOR MAINTENANCE; 5-105 - NO BUILDING PERMIT - FIRST OFFENSE
Case Overview 4876 | 826 - 841 |
| 14.3. | CASE 5185 - 3180 PEMBROKE LLC - HEARING TO CONFIRM FINE - SECTION(s) 21-19 - PROHIBITED SIGNS - FIRST OFFENSE
Case Overview 5185 | 842 - 855 |
| 14.4. | CASE 5186 - PEMBROKE PARK LAKES INC - HEARING TO CONFIRM FINE - SECTION(s) 5-103(c) - EXTERIOR MAINTENANCE ; 21-23(a) - ADVERTISING - FIRST OFFENSE
Case Overview 5186 | 856 - 870 |
| 14.5. | CASE 5195 - ARDEVCO LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(i) - EXTERIOR MAINTENANCE; 5-2 - NO BUILDING PERMIT - FIRST OFFENSE
Case Overview 5195 | 871 - 884 |
| 14.6. | CASE 5553 - LEYCELY GAYLE/HOLIDAY MHP - HEARING TO CONFIRM FINE - SECTION(s) 5-105; 5-17; 5-2(a)(b) - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - FIRST OFFENSE
Case Overview 5553 | 885 - 900 |
| 14.7. | CASE 5700 - BKI-95 LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(e)(m)(n) - EXTERIOR MAINTENANCE; 5-105;5-17 - NO BUILDING PERMIT - FIRST OFFENSE
Case Overview 5700 | 901 - 916 |
| 14.8. | CASE 5701 - 2400 SW 30 LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-105;5-17 - NO BUILDING PERMIT;13-2 - ABANDON VEHICLES - THIRD OFFENSE
Case Overview 5701 | 917 - 930 |
| 14.9. | CASE 5702 - 2400 SW 30 LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-105;5-17 - NO BUILDING PERMIT;12-48 - PROHIBITED OUTDOOR STORAGE - THIRD OFFENSE
Case Overview 5702 | 931 - 943 |
| 14.10. | CASE 5706 - ARDEVCO LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-105;5-17 - NO BUILDING PERMIT; 12-76(b) - HEALTH AND SANITATION - SECOND OFFENSE
Case Overview 5706 | 944 - 957 |

15.

ADJOURNMENT

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

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

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



**TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
WEDNESDAY, JUNE 16TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS**

1. CALL TO ORDER

2. ROLL CALL:

ATTENDANCE:

SPECIAL MAGISTRATE: RAFAEL SUAREZ-RIVAS

ATTORNEY: MELISSA ANDERSON

CHIEF CODE ENFORCEMENT OFFICER : JOSELINE RAMIREZ

CODE ENFORCEMENT OFFICER: JEFFREY LOUIS

CODE ENFORCEMENT OFFICER: TERESSA MALCOLM

CODE CLERK: MARYCARI PAZ

3. SPECIAL MAGISTRATE OPENING STATEMENT

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

5. PUBLIC HEARING

SWEARING IN OF INTERESTED PARTIES



**TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
WEDNESDAY, JUNE 16TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS**

	CASE NO:	ORDER	NAME OF PLAINTIFF	ADDRESS	CODE OFFICER
1. CASE	4397	HEARING TO ABATE FINE	TANIA GALLARDO / BAMBOO MHP	2300 CHARLES ROAD	JEFFREY LOUIS
		ABATED TO: \$0 + \$100 ADMIN FEE	PRESENT	COMPLY BY: JULY 16, 2021	
2. CASE	4945	HEARING TO EXTEND TIME	QUINTERO & BROTHERS LLC / ATTN. JORGE GONZALEZ	4908 SW 36 CT	JOSELINE RAMIREZ
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 14, 2021	
3. CASE	5619	FORMAL HEARING	EVENS THEBEAUD / MS INVEST US LLC	5100 SW 41 ST #108	TERESSA MALCOLM
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	ABSENT	COMPLY BY: AUGUST 15, 2021	



**TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
WEDNESDAY, JUNE 16TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS**

4. CASE	4880	FORMAL HEARING	BASTY MENDOZA / MARTHA COLAN / LAKESHORE MHP	101 LORI LANE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 14, 2021	
5. CASE	4763	HEARING TO EXTEND TIME	JESUS RODRIGUEZ/ LAKESHORE MHP	115 LORI LANE	JEFFREY LOUIS
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: AUGUST 15, 2021	
6. CASE	5184	FORMAL HEARING	ALISON HERMAN / SOUTHEAST GRAPHICS INC	3250 W HALLANDALE BEACH BLVD	TERESSA MALCOLM
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 14, 2021	



**TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
WEDNESDAY, JUNE 16TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS**

7. CASE NO:	4938	FORMAL HEARING	GLORIA GARCIA / LAKESHORE MHP	117 LORI LANE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 14, 2021	
8. CASE NO:	4885	FORMAL HEARING	ZARELA MONTOYA / LAKESHORE MHP	111 LORI LANE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 14, 2021	
9. CASE NO:	5270	FORMAL HEARING	5311 PARK PROPERTY LLC	5311 SW 25 CT	TERESSA MALCOLM
		RESPONDENT GIVEN 120 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN	PRESENT	COMPLY BY: OCTOBER 14, 2021	
10. CASE NO:	4941	FORMAL HEARING	LUZ SUAREZ / LAKESHORE MHP	121 LORI LANE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 14, 2021	



**TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
WEDNESDAY, JUNE 16TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS**

11. CASE NO:	4443	HEARING TO EXTEND TIME	BLANCA HOPKINS / LAKESHORE MHP	41 PEYTON PLACE	JEFFREY LOUIS
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: AUGUST 15, 2021	
12. CASE NO:	4965	FORMAL HEARING	EVANDRO JIMENES / LAKESHORE MHP	127 LORI LANE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 14, 2021	
13. CASE NO:	4632	FORMAL HEARING	MICHELLE PARKER	3804 SW 52 AVE	TERESSA MALCOLM
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: AUGUST 15, 2021	



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SPECIAL MAGISTRATE HEARING
WEDNESDAY, JUNE 16TH, 2021 9:00 A.M.
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COMMISSION CHAMBERS**

14. CASE NO:	5186	FORMAL HEARING	WILLIAM CASTELLANO / PEMBROKE PARK LAKES INC	3196 W HALLANDALE BEACH BLVD	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: JULY 16, 2021	
15. CASE NO:	4940	FORMAL HEARING	BRIAN GIRALT / LAKESHORE MHP	123 LORI LANE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 120 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: OCTOBER 14, 2021	
16. CASE NO:	4881	FORMAL HEARING	SHEYLI PENA / LAKESHORE MHP	103 LORI LANE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 14, 2021	



**TOWN OF PEMBROKE PARK, FLORIDA
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COMMISSION CHAMBERS**

17. CASE NO:	5706	FORMAL HEARING	ARDEVCO LLC / VELDALEE & LATRICE JOHNSON	3181 W HALLANDALE BEACH BLVD #105	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: JULY 16, 2021	
18. CASE NO:	4884	FORMAL HEARING	JACQUES BESSUNDO / LAKESHORE MHP	109 LORI LANE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	ABSENT	COMPLY BY: AUGUST 15, 2021	
19. CASE NO:	4887	FORMAL HEARING	ILLEANA TARAFATARAFA / LAKESHORE MHP	113 LORI LANE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR \$100 PER DIEM + \$100 ADMIN FEE	ABSENT	COMPLY BY: AUGUST 15, 2021	



**TOWN OF PEMBROKE PARK, FLORIDA
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COMMISSION CHAMBERS**

20. CASE NO:	4894	FORMAL HEARING	BENOIT SEGUIN / PEMBROKE PARK LAKES INC	30 WEST LAKE DRIVE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 45 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	ABSENT	COMPLY BY: JULY 31, 2021	
21. CASE NO:	4939	FORMAL HEARING	JUAN JOSE TORRES / LAKESHORE MHP	125 LORI LANE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100ADMIN FEE	ABSENT	COMPLY BY: AUGUST 15, 2021	
22. CASE NO:	4942	FORMAL HEARING	FRANCOIS PRUDHOME / LAKESHORE MHP	119 LORI LANE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	ABSENT	COMPLY BY: AUGUST 15, 2021	



**TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
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COMMISSION CHAMBERS**

23. CASE NO:	5020	FORMAL HEARING	ALEX PIERRE-LOUIS	5500 SW 32 ST	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	ABSENT	COMPLY BY: JULY 16, 2021	
24. CASE NO:	4934 / 4935 CONSOLIDATED	HEARING TO EXTEND TIME	PEMBROKE CROWN LLC / RS TRADING COMPANY	2673 S PARK LANE / 2681 S PARK LANE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	ABSENT	COMPLY BY: JULY 16, 2021	
25. CASE NO:	5684	VACATE FINAL ORDER	LYLE JOHNSON	5520 SW 32 ST	TERESSA MALCOLM
		VACATED AMENDED FINAL ORDER 05/18/2021	ABSENT	FINAL ORDER VACATED	



**TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
WEDNESDAY, JUNE 16TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS**

26. CASE	5554	VACATE FINAL ORDER	FRANK ANUNNIZO / MARTIN MARSH	3100 W HALLANDALE BEACH BLVD LOT 210	TERESSA MALCOLM
		CONTINUANCE + VACATED FINAL ORDER	ABSENT	FINAL ORDER VACATED	
28. CASE	5558	VACATE FINAL ORDER	GLADYS MANANA	2308 SW 31 CT	TERESSA MALCOLM
		CONTINUANCE + VACATED FINAL ORDER	ABSENT	FINAL ORDER VACATED	
29. CASE	5604	VACATE FINAL ORDER	PIERRE & EDITH PHILLIPE	5501 SW 33 ST #1-2	TERESSA MALCOLM
		CONTINUANCE + VACATED FINAL ORDER	ABSENT	FINAL ORDER VACATED	



**TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
WEDNESDAY, JUNE 16TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS**

30. CASE	4876	FORMAL HEARING	DISCOUNT AUTO PART INC / ADVANCE STORES CO INC / ELEGANT BEAUTY SUPPLY	3000 W HALLANDALE BEACH BLVD	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	ABSENT	COMPLY BY: JULY 16, 2021	
31. CASE	5185	FORMAL HEARING	3180 PEMBROKE LLC	3180 W HALLANDALE BEACH BLVD	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	ABSENT	COMPLY BY: JULY 16, 2021	
32. CASE	5195	FORMAL HEARING	ARDEVCO LLC	3181 W HALLANDALE BEACH BLVD	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	ABSENT	COMPLY BY: JULY 16, 2021	



**TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
WEDNESDAY, JUNE 16TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS**

Respectfully Submitted:

Joseline Ramirez, Chief Code Enforcement Officer

Joseline Ramirez

Transcribed By: Teresa Malcolm Code Enforcement Officer

Teresa Malcolm

Signature: Joseline Ramirez
Joseline Ramirez (Sep 11, 2021 14:34 EDT)

Email: jramirez@tppfl.gov

7021 0350 0001 0298 1867

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☐ Return Receipt (hardcopy)	\$	
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☐ Adult Signature Required	\$	
Postage	\$	
Total Postage and Fees	\$	

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 CONADO REAL CONDO ASSOC / STEVENS & GOLDWYN, PA
 Street and Apt. No., or PO Box No.
 146 S. UNIVERSITY DR, SUITE 329
 City, State, ZIP+4®
 PLANTATION, FL 33324

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

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☐ Adult Signature Required	\$	
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Total Postage and Fees	\$	

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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
Postage	\$	
Total Postage and Fees	\$	

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NOTICE OF HEARING

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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: Stevens and Goldwyn, PA Condado Real Condo Association, Inc. 2 S University Drive, Suite 329 Plantation, FL 33324 Case #4958A - NOH  9590 9402 6610 1028 6979 76 2. Article Number (Transfer from service label) 7021 0350 0001 0298 1867	A. Signature  ☒ Agent ☒ Addressee B. Received by (Printed Name) Goldwyn & H C. Date of Delivery 09-22-21 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 ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)

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: Anna Paliakova, VP/Director Condado Real Condo Association, Inc. 146 Biscayne Blvd. # 345 North Miami Beach, FL 33181 Case #4958A - NOH  9590 9402 6610 1028 6979 52 2. Article Number (Transfer from service label) 7021 0350 0001 0298 1850	A. Signature  ☐ Agent ☒ Addressee B. Received by (Printed Name) 8174 C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 9-2-21 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 ☐ Insured Mail Restricted Delivery (over \$500)

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: Condado Real Condo Association, Inc. ABORA Homes and Management 14651 Biscayne Blvd. #345 North Miami Beach, FL 33181 Case #4958A - NOH  9590 9402 6610 1028 6980 72 2. Article Number (Transfer from service label) 7021 0350 0001 0298 1876	A. Signature  ☐ Agent ☒ Addressee B. Received by (Printed Name) 8174 C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 9-2-21 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 ☐ Insured Mail Restricted Delivery (over \$500)

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

TOWN OF PEMBROKE PARK

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

NOV #4958A

Hasler

FIRST-CLASS MAIL

07/28/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Condado Real Condominium Association, Inc.
14651 Biscayne Blvd #345
North Miami Beach, FL 33181

TOWN OF PEMBROKE PARK

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

NOV #4958A

Hasler

FIRST-CLASS MAIL

07/28/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Stevens & Goldwyn, P.A.
25 University Drive #329
Plantation, FL 33324



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

Detail by Entity Name

✓ Florida Not For Profit Corporation
CONDADO REAL CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N02000001168
FEI/EIN Number 60-0001049
Date Filed 02/15/2002
State FL
Status ACTIVE
Last Event CANCEL ADM DISS/REV
Event Date Filed 04/30/2009
Event Effective Date NONE

Principal Address

5100 SW 41ST STREET
PEMBROKE PARK, FL 33166

Changed: 04/30/2009

Mailing Address

✓ 14651 BISCAYNE BLVD #345
NORTH MIAMI BEACH, FL 33181

Changed: 12/03/2020

Registered Agent Name & Address

✓ STEVENS & GOLDWYN, P.A.
2 S UNIVERSITY DRIVE
SUITE #329
PLANTATION, FL 33324

Name Changed: 03/24/2011

Address Changed: 04/22/2014

Officer/Director Detail

Name & Address

Title VP, Director

✓ POLIAKOVA, ANNA

14651 Biscayne Bl
345
North Miami Beach, FL 33181

Title PD

ZEVEL, VAL
14651 Biscayne Bl
345
North Miami Beach, FL 33181

Title SD

NESTSCHERET, NIKITA
14651 Biscayne Bl
345
North Miami Beach, FL 33181

Title LCAM

Valmana, Jose
14651 Biscayne Bl
345
North Miami Beach, FL 33181

Annual Reports

Report Year	Filed Date
2019	04/23/2019
2020	06/11/2020
2021	02/25/2021

Document Images

02/25/2021 -- ANNUAL REPORT	View image in PDF format
06/11/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
05/03/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
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04/08/2013 -- ANNUAL REPORT	View image in PDF format
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04/30/2009 -- REINSTATEMENT	View image in PDF format
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05/01/2006 -- ANNUAL REPORT	View image in PDF format

04/18/2005 -- ANNUAL REPORT	View image in PDF format
04/19/2004 -- ANNUAL REPORT	View image in PDF format
02/26/2003 -- ANNUAL REPORT	View image in PDF format
02/15/2002 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CONDADO REAL CONDOMINIUM
ASSOCIATION, INC.

CASE NO. 4958A

Respondent

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

TO BE SERVED: CONDADO REAL CONDOMINIUM ASSOCIATION, INC.

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. AT 11:55 A.M. ON THE 7 DAY OF SEPTEMBER 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.

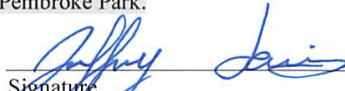
(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.



AFFIANT

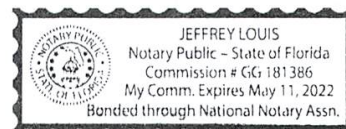
STATE OF FLORIDA
COUNTY OF BROWARD

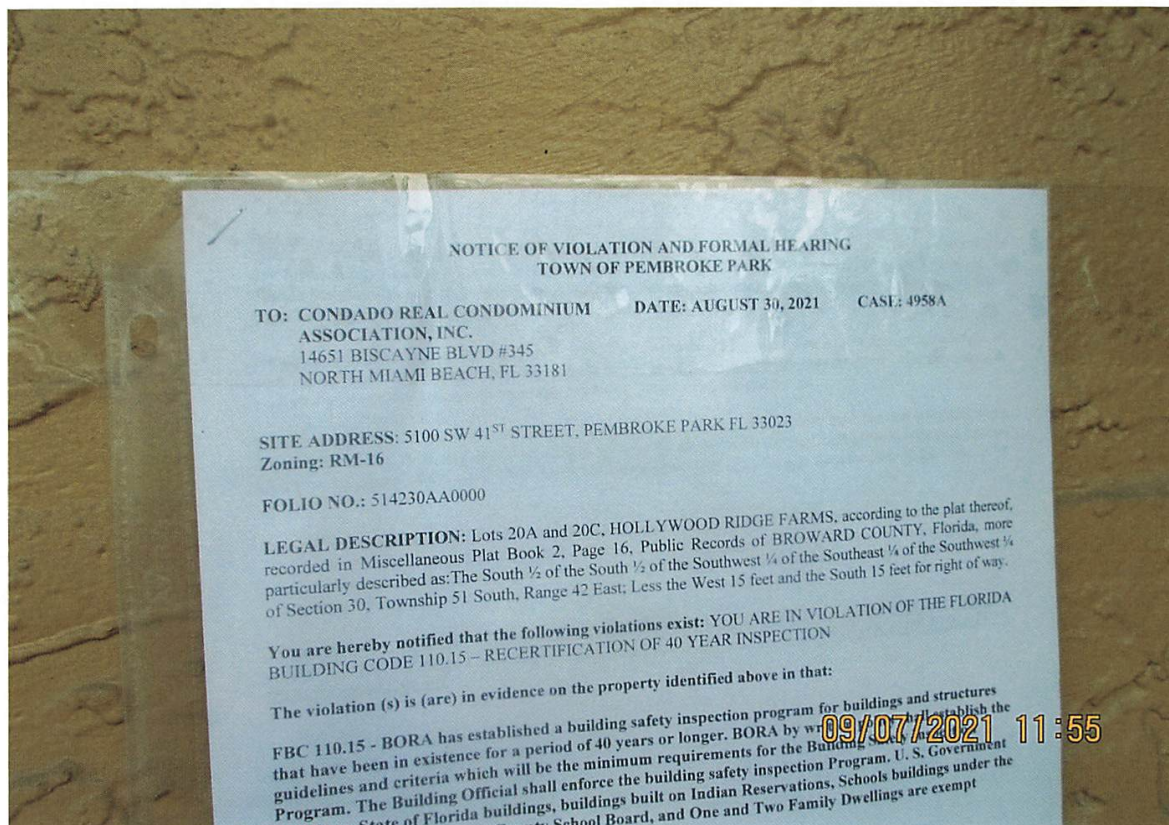
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.



Signature

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





**NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK**

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC.
14651 BISCAYNE BLVD #345
NORTH MIAMI BEACH, FL 33181

DATE: AUGUST 30, 2021

CASE: 4958A

SITE ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023
Zoning: RM-16

FOLIO NO.: 514230AA0000

LEGAL DESCRIPTION: Lots 20A and 20C, HOLLYWOOD RIDGE FARMS, according to the plat thereof, recorded in Miscellaneous Plat Book 2, Page 16, Public Records of BROWARD COUNTY, Florida, more particularly described as: The South ½ of the South ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 30, Township 51 South, Range 42 East; Less the West 15 feet and the South 15 feet for right of way.

You are hereby notified that the following violations exist: YOU ARE IN VIOLATION OF THE FLORIDA BUILDING CODE 110.15 – RECERTIFICATION OF 40 YEAR INSPECTION

The violation (s) is (are) in evidence on the property identified above in that:

FBC 110.15 - BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.

SUMMARY: Recertification of 40 Year Inspection has not been completed as of 2014 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by September 15, 2021. The above summary must be in compliance by the Home Owners Association.

AND

IN ALLEEVENTS

There shall be a presentation of this matter to the Pembroke Park Code Enforcement Special Magistrate for a hearing to be held on **Wednesday, September 15, 2021** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 9:00 AM

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case will be presented to the Board even if the violation has been corrected prior to the Board hearing. If the

1 of 2

Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to \$500.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

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

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

You are further advised that if you decide to appeal any decision made by the Board with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

REMEMBER: YOU MUST CALL THE BUILDING OFFICIAL FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION.
(954) 966-4600 Ext. 302

Code Enforcement Special Magistrate
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 302


MIGUEL NUNEZ, BUILDING OFFICIAL

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT (954)966-4600 EXT. 1235 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).



Town of Pembroke Park
3150 SW 52nd Avenue, Pembroke Park, FL 33023
(954) 966-4600

NOTICE OF VIOLATION

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC.
14651 BISCAYNE BLVD, #345
NORTH MIAMI, FL 33166

Case # 4958A
Date: 07/26/2021

Address of violation (if other than above): 5100 SW 41st STREET, PEMBROKE PARK, FL, 33023

Zoning_RM-16_ LEGAL DESCRIPTION/Property I D # 514230AA0000
Lots 20A and 20C, HOLLYWOOD RIDGE FARMS, according to the plat thereof, recorded in Miscellaneous Plat Book 2, Page 16, Public Records of BROWARD COUNTY, Florida, more particularly described as: The South ½ of the South ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 30, Township 51 South, Range 42 East; Less the West 15 feet and the South 15 feet for right of way.

FOLIO NO.: 514230AA0000

You are hereby notified that the following violation (s) exist (s): YOU ARE IN VIOLATION FLORIDA BUILDING CODE 110.15 – RECERTIFICATION OF 40 YEAR INSPECTION

The violation (s) is (are) in evidence on the property identified above in that:

FBC 110.15 - BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.

SUMMARY: Recertification of 40 Year Inspection has not been completed as of 2014 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

The above described condition must be corrected by the Owner within thirty (30) days of receipt of this notice.

If you (the Owner) shall fail to correct this condition within thirty (30) days the Town will enter upon said premises and remove the condition creating the nuisance and the cost of same will be assessed against the property and if not paid within thirty (30) days after receipt of the statement for same by you (the owner), a lien will be filed against said property.

Methods of delivery: U.S. MAIL



Miguel Nunez
Building Official, CFM
(954) 966-4600 EXT. 302

Case Overview

Property/Incident Information

Owner	Address	Site Address
SHORELINE FOUNDATION INC	2781 SW 56 AVE PEMBROKE PARK, FL 33023	2781 SW 56 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	6043	Date Next Inspection	9/15/2021
--------------------	------	---------------	------	-----------------------------	-----------

Notes Recertification of 40 Year Inspection has not been completed as of 2013 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/26/2021		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 9/15/2021

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Postage \$			
Total Postage and Fees \$			
Sent To SHORELINE FOUNDATION, INC. / JAMES ROYO (R.A.) Street and Apt. No., or PO Box No. 1316 NW 127 AVE City, State, ZIP+4® SUNRISE, FL 33323			
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions			

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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 AUG 31 2021	
Postage \$			
Total Postage and Fees \$			
Sent To SHORELINE FOUNDATION, INC. / BARRY REED (DUP) Street and Apt. No., or PO Box No. 11060 SW 23 ST City, State, ZIP+4® DAVIE, FL 33328			
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions			

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

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Postage \$			
Total Postage and Fees \$			
Sent To SHORELINE FOUNDATION, INC. Street and Apt. No., or PO Box No. 2751 SW 56 AVE City, State, ZIP+4® PEMBROKE PARK, FL 33023			
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions			

NOTICE OF HEARING

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: Shoreline Foundation, Inc. James Royo ADP (Reg. Agent) 1316 NW 127 Avenue Sunrise, FL 33323 Case #6043 - NOH  9590 9402 6610 1028 6980 41 2. Article Number (Transfer from service label) 7021 0350 0001 0298 1690	A. Signature X <i>FP 2309 C19</i> ☒ Agent ☐ Addressee B. Received by (Printed Name) <i>Royo</i> C. Date of Delivery <i>09/02/11</i> 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: small;"> <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> ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	☐ 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													

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: Shoreline Foundation, Inc. 2781 SW 56 Avenue Pembroke Park, FL 33023 Case #6043 - NOH  9590 9402 6610 1028 6980 65 2. Article Number (Transfer from service label) 7021 0350 0001 0298 1683	A. Signature X <i>Brittney Thai</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Brittney Thai</i> 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: small;"> <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> ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	☐ 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													



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

Detail by Entity Name

Florida Profit Corporation
SHORELINE FOUNDATION, INC.

Filing Information

Document Number	J17125
FEI/EIN Number	59-2695595
Date Filed	06/02/1986
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/17/1996
Event Effective Date	NONE

Principal Address

2781 SW 56TH AVE
PEMBROKE, FL 33023

Changed: 02/06/2002

Mailing Address

2781 SW 56TH AVE
PEMBROKE, FL 33023

Changed: 02/06/2002

Registered Agent Name & Address

✓ ROYO, JAMES ADP
1316 NW 127TH AVE
SUNRISE, FL 33323

Name Changed: 01/06/2011

Address Changed: 02/06/2002

Officer/Director Detail

Name & Address

Title DVP

✓ REED, BARRY S.
11060 SW 23RD STREET
DAVIE, FL 33328

Title DVP

MC GEE, JOHN R.
853 NARRAGANSETT LN
KEY LARGO, FL 33037

Title DP

ROYO, JAMES A.
1316 NW 127TH AVENUE
SUNRISE, FL

Annual Reports

Report Year	Filed Date
2019	01/14/2019
2020	01/06/2020
2021	01/04/2021

Document Images

<u>01/04/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/14/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/10/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/05/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/05/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/27/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/13/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/12/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/05/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/21/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/09/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/07/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/03/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/09/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/23/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/06/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/22/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/07/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/20/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/07/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/11/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/05/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/26/1996 -- ANNUAL REPORT</u>	View image in PDF format

05/01/1995 -- ANNUAL REPORT

[View image in PDF format](#)

Florida Department of State, Division of Corporations



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*	\$69,920	\$487,100	\$557,020	\$557,020	
2020	\$69,920	\$487,470	\$557,390	\$557,390	\$12,029.48
2019	\$69,920	\$472,010	\$541,930	\$541,350	\$11,823.73

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/28/1998	WD*	\$525,000	28911 / 75	\$7.00	9,988	SF
7/25/1991	PR*	\$100	18906 / 342			
				Adj. Bldg. S.F. (Card, Sketch)		4218

Eff./Act. Year Built: 1972/1972

Special Assessments

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SHORELINE FOUNDATION INC.)

Respondent

CASE NO. 6043

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

TO BE SERVED: SHORELINE FOUNDATION INC.

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2781 SW 56 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SHORELINE FOUNDATION INC. AT
11:50 A.M. ON THE 10 DAY OF SEPTEMBER 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

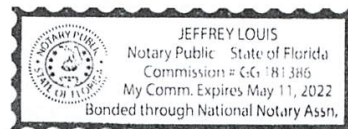
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, 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:
08/30/2021

Sent To:
SHORELINE FOUNDATION INC
2781 SW 56 AVE
PEMBROKE PARK, FL 33023

Case #:
6043

Property Owner:
SHORELINE FOUNDATION INC
2781 SW 56 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230160012

Legal Description:
MIAMI GARDENS ESTATES SEC 9 61-16
B LOT 1 N 109

AKA:
2781 SW 56 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BCRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BCRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection program. U.S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	30

09/09/2021 23:50



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

SHORELINE FOUNDATION INC
2781 SW 56 AVE
PEMBROKE PARK, FL 33023

Case #:

6043

Property Owner:

SHORELINE FOUNDATION INC
2781 SW 56 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230160012

Legal Description:

MIAMI GARDENS ESTATES SEC 9 61-16
B LOT 1 N 100

AKA:

2781 SW 56 AVE, PEMBROKE PARK, FL
33023

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	10

Recertification of 40 Year Inspection has not been completed as of 2013 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m..

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

The purpose of this Hearing is for the Code Enforcement 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.

Miguel A Nunez

Chief Building Official



8/30/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

SHORELINE FOUNDATION INC
2781 SW 56 AVE
PEMBROKE PARK, FL 33023

Case #:

6043

Date:

07/26/2021

Property Owner:

SHORELINE FOUNDATION INC
2781 SW 56 AVE
PEMBROKE PARK, FL 33023

Property Description:

514230160012

Certified Mail #:

Legal Description:

MIAMI GARDENS ESTATES SEC 9 61-16 B LOT 1 N 100

AKA:

2781 SW 56 AVE, PEMBROKE PARK, FL 33023

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Notes/Mean of Correction:

Recertification of 40 Year Inspection has not been completed as of 2013 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

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

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



Miguel A Nunez
Chief Building Official, CFM

Case Overview

Property/Incident Information

Owner	Address	Site Address
ZEGCO INC	1904 SW 31 AVE PEMBROKE PARK, FL 33009	1904 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6044	Date Next Inspection	9/15/2021
--------------------	------	---------------	------	-----------------------------	-----------

Notes Recertification of 40 Year Inspection has not been completed as of 2013 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/26/2021		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0298 1669

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CERTIFIED MAIL® RECEIPT
 Domestic Mail Only 6044 / NCH

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

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

Postage
 \$

Total Postage and Fees
 \$ 7.33

Sent To ZEGCO, INC. / RICHARD ZEGELBONE (CEO)
 Street and Apt. No., or PO Box No. 1904 SW 31 AVE
 City, State, ZIP+4® HALLANDALE, FL 33009

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

7021 0350 0001 0298 1782

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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
 \$ 7.83

Sent To ZEGCO, INC.
 Street and Apt. No., or PO Box No. 1904 SW 31 AVE
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

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

7021 0350 0001 0298 1799

U.S. Postal Service™
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 Domestic Mail Only 6044 / NCH

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

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

Postage
 \$

Total Postage and Fees
 \$ 7.33

Sent To ZEGCO, INC. / RICHARD ZEGELBONE - CONT)
 Street and Apt. No., or PO Box No. 1512 SW 31 AVE
 City, State, ZIP+4® HALLANDALE, FL 33009

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

NOTICE OF HEARING.

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 MIAMI ☒ CO-19 ☐ Agent ☐ Addressee	
1. Article Addressed to: ZEGCO, INC 1904 SW 31 Avenue Pembroke Park, FL 33009 Case #6044 - NOH  9590 9402 6610 1028 6981 19		B. Received by (Printed Name) RT 25	C. Date of Delivery 9-2-24
2. Article Number (Transfer from service label) 7021 0350 0001 0298 1669		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery 95025-391200	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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1. Article Addressed to: ZEGCO, INC Richard Zegelbone (CEO) 1904 S 31 Avenue Pembroke Park, FL 33009 Case #6044 - NOH  9590 9402 6610 1028 6980 89		B. Received by (Printed Name) RT 25	C. Date of Delivery 9-2-24
2. Article Number (Transfer from service label) 7021 0350 0001 0298 1669		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery 95025-391200	
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 #6044

Hasler

FIRST-CLASS MAIL

07/28/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

ZEGCO INC

1904 SW 31 AVE
PEMBROKE PARK, FL 33009

Property Owner:

Case #:

6044

Address:

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

NOV # 6044

Attn: Controller
Richard Zegelbone
1818 SW 31 Ave
Hallandale, FL 33004

Hasler

FIRST-CLASS MAIL

07/28/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696



Site Address	1904 SW 31 AVENUE, PEMBROKE PARK FL 33009-2022	ID #	5142 20 01 0020
Property Owner	ZEGCO INC	Millage	0613
Mailing Address	1904 SW 31 AVE PEMBROKE PARK FL 33009	Use	48
Abbr Legal Description	20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$157,500	\$997,960	\$1,155,460	\$812,470	
2020	\$157,500	\$581,110	\$738,610	\$738,610	\$15,940.54
2019	\$157,500	\$568,390	\$725,890	\$725,890	\$15,849.09

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,155,460	\$1,155,460	\$1,155,460	\$1,155,460
Portability	0	0	0	0
Assessed/SOH	\$812,470	\$1,155,460	\$812,470	\$812,470
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	\$812,470	\$1,155,460	\$812,470	\$812,470

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/29/2008	QC*-T	\$100	45185 / 1611	\$7.00	22,500	SF
2/18/1983	WD	\$100	10691 / 405			
				Adj. Bldg. S.F. (Card, Sketch)		11340
				Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

[illegible]



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

Detail by Entity Name

Florida Profit Corporation
ZEGCO, INC.

Filing Information

Document Number P97000061697
FEI/EIN Number 65-0778063
Date Filed 07/16/1997
State FL
Status ACTIVE

Principal Address

1904 SW 31ST AVE.
HALLANDALE, FL 33009

Changed: 01/17/2006

Mailing Address

1904 S. 31ST AVE.
HALLANDALE, FL 33009

Registered Agent Name & Address

ZEGELBONE, RICHARD
1818 SW 31 AVE.
ATTN: CONTROLLER
HALLANDALE, FL 33009

Name Changed: 07/17/2000

Address Changed: 07/08/2016

Officer/Director Detail

Name & Address

Title CEO

ZEGELBONE, RICHARD
1904 S. 31ST AVE.
HALLANDALE, FL 33009

Title COO

Oliva, Richard

1904 S. 31ST AVE.
HALLANDALE, FL 33009

Annual Reports

Report Year	Filed Date
2019	03/05/2019
2020	01/22/2020
2021	04/30/2021

Document Images

04/30/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
03/05/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
03/30/2017 -- ANNUAL REPORT	View image in PDF format
07/08/2016 -- ANNUAL REPORT	View image in PDF format
02/09/2015 -- ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
04/22/2013 -- ANNUAL REPORT	View image in PDF format
02/20/2012 -- ANNUAL REPORT	View image in PDF format
01/24/2011 -- ANNUAL REPORT	View image in PDF format
03/08/2010 -- ANNUAL REPORT	View image in PDF format
04/13/2009 -- ANNUAL REPORT	View image in PDF format
01/15/2008 -- ANNUAL REPORT	View image in PDF format
01/03/2007 -- ANNUAL REPORT	View image in PDF format
01/17/2006 -- ANNUAL REPORT	View image in PDF format
01/10/2005 -- ANNUAL REPORT	View image in PDF format
02/07/2004 -- ANNUAL REPORT	View image in PDF format
03/13/2003 -- ANNUAL REPORT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
03/13/2001 -- ANNUAL REPORT	View image in PDF format
07/17/2000 -- ANNUAL REPORT	View image in PDF format
05/04/1999 -- ANNUAL REPORT	View image in PDF format
02/10/1998 -- ANNUAL REPORT	View image in PDF format
07/16/1997 -- Domestic Profit Articles	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
ZEGCO, INC.	)	CASE NO. 6044
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: ZEGCO, INC.
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1904 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ZEGCO, INC AT
12:15 P.M. ON THE 10 DAY OF SEPTEMBER 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.



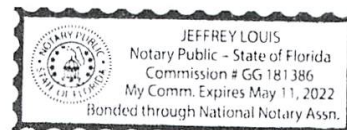
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 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: 08/30/2021

Sent To: ZEGCO INC
1904 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #: 6044

Property Owner: ZEGCO INC
1904 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description: 514220010020

Legal Description: 20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4, AKA: PARCEL 1

AKA: 1904 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection program. U. S. Government buildings, State of Florida buildings, buildings built on Indian	30

09/10/2021 00:15





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

ZEGCO INC

1904 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

6044

Property Owner:

ZEGCO INC

1904 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220010020

Legal Description:

20-51-42 S 225 OF W 100 OF N3/4 OF E1/2
OF NE1/4 OF SE1/4, AKA: PARCEL 1

AKA:

1904 SW 31 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	10

Recertification of 40 Year Inspection has not been completed as of 2013 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m..

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

The purpose of this Hearing is for the Code Enforcement 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.

Miguel A Nunez

Chief Building Official



8/30/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: ZEGCO INC
1904 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #: 6044

Date: 07/26/2021

Property Owner: ZEGCO INC
1904 SW 31 AVE
PEMBROKE PARK, FL 33009

Property Description: 514220010020

Certified Mail #:

Legal Description: 20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4, AKA: PARCEL 1

AKA: 1904 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	30

Notes/Mean of Correction:

Recertification of 40 Year Inspection has not been completed as of 2013 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

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

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



Miguel A. Nunez
Chief Building Official, CFM

Case Overview

Property/Incident Information

Owner	Address	Site Address
TOPPER PROPERTIES LLC	2601 JOHN P LYONS LANE PEMBROKE PARK, FL 33009	2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6045	Date Next Inspection	9/15/2021
Notes	Recertification of 40 Year Inspection has not been completed as of 2013 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.				

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/26/2021		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0298 1812

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only <i>6045 / NDH</i>	
For delivery information, visit our website at www.usps.com ®	
OFFICIAL USE	
Certified Mail Fee \$ _____	Extra Services & Fees (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 <i>TOPPER PROPERTIES, LLC</i>	
Street and Apt. No., or PO Box No. <i>2601 J.P. LYONS LANE</i>	
City, State, ZIP+4® <i>PEMBROKE PARK, FL 33009</i>	PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 1805

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only <i>6045 / NDH</i>	
For delivery information, visit our website at www.usps.com ®	
OFFICIAL USE	
Certified Mail Fee \$ _____	Extra Services & Fees (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 <i>TOPPER PROPERTIES, LLC / STEPHEN STEWART</i>	
Street and Apt. No., or PO Box No. <i>2601 J.P. LYONS LANE</i>	
City, State, ZIP+4® <i>PEMBROKE PARK, FL 33009</i>	PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NOTICE OF HEARING

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so 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:

Topper Properties, LLC.
2601 John P. Lyons Lane
Pembroke Park, FL 33009
Case #6045 - NOH



9590 9402 6610 1028 6980 27

2. Article Number (Transfer from service label)

7021 0350 0001 0298 1812

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

CO-19

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

K125

C. Date of Delivery

9-2-24

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 | |
| Insured Mail | |
| Insured Mail Restricted Delivery (over \$500) | |

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

Domestic Return Receipt

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

NOV #1 6045

Sent To:

TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Property Owner

Case #:

6045

Prone

Hasler

FIRST-CLASS MAIL

07/28/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696



Site Address	2601 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 29 08 0010
Property Owner	TOPPER PROPERTIES LLC	Millage	0613
Mailing Address	2601 JOHN P LYONS LANE PEMBROKE PARK FL 33009	Use	48
Abbr Legal Description	2601 INC PLAT 162-39 B PARCEL A		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$481,680	\$1,646,310	\$2,127,990	\$1,988,820	
2020	\$481,680	\$1,326,340	\$1,808,020	\$1,808,020	\$39,020.33
2019	\$481,680	\$1,216,000	\$1,697,680	\$1,697,680	\$37,067.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,127,990	\$2,127,990	\$2,127,990	\$2,127,990
Portability	0	0	0	0
Assessed/SOH	\$1,988,820	\$2,127,990	\$1,988,820	\$1,988,820
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,988,820	\$2,127,990	\$1,988,820	\$1,988,820

Sales History

Date	Type	Price	Book/Page or CIN
8/27/2004	WD	\$1,600,000	38146 / 1985
9/1/1993	WD	\$400,000	21083 / 364

Land Calculations

Price	Factor	Type
\$11.00	43,789	SF
Adj. Bldg. S.F. (Card, Sketch)		21265
Eff./Act. Year Built: 1972/1971		

Special Assessments

[illegible]



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

Detail by Entity Name

Florida Limited Liability Company
TOPPER PROPERTIES, LLC

Filing Information

Document Number L04000054456
FEI/EIN Number N/A
Date Filed 07/21/2004
State FL
Status ACTIVE

Principal Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Mailing Address

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 05/23/2007

Registered Agent Name & Address

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Address Changed: 05/23/2007

Authorized Person(s) Detail

Name & Address

Title MGRM

STEWART, STEPHEN
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/15/2019
2020	06/08/2020

2021

02/03/2021

Document Images

02/03/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
07/06/2018 -- ANNUAL REPORT	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
01/19/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
03/27/2013 -- ANNUAL REPORT	View image in PDF format
02/14/2012 -- ANNUAL REPORT	View image in PDF format
05/03/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
07/03/2009 -- ANNUAL REPORT	View image in PDF format
06/03/2008 -- ANNUAL REPORT	View image in PDF format
05/23/2007 -- ANNUAL REPORT	View image in PDF format
05/23/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
07/21/2004 -- Florida Limited Liabilities	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

TOPPER PROPERTIES LLC)

CASE NO. 6045

Respondent

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

TO BE SERVED: TOPPER PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2601 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TOPPER PROPERTIES LLC AT
12:22 P.M. ON THE 10 DAY OF SEPTEMBER 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.



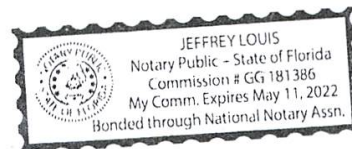
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 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:
 08/30/2021

Sent To:
 TOPPER PROPERTIES LLC
 2601 JOHN P LYONS LANE
 PEMBROKE PARK, FL 33009

Case #:
 6045

Property Owner:
 TOPPER PROPERTIES LLC
 2601 JOHN P LYONS LANE
 PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
 514229080010

Legal Description:
 2601 INC PLAT 162-39 B PARCEL A

AKA:
 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

09/10/2021 00:22

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Case #:

6045

Property Owner:

TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229080010

Legal Description:

2601 INC PLAT 162-39 B PARCEL A

AKA:

2601 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	10

Recertification of 40 Year Inspection has not been completed as of 2013 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m..

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

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

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

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

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

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

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

Miguel A Nunez

Chief Building Official



8/30/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Case #: 6045

Date: 07/26/2021

Property Owner: TOPPER PROPERTIES LLC
2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Property Description: 514229080010

Certified Mail #:

Legal Description: 2601 INC PLAT 162-39 B PARCEL A

AKA: 2601 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 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:

Recertification of 40 Year Inspection has not been completed as of 2013 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

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

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



Miguel A. Nunez
Chief Building Official, CFM

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 Harding Ave, STE 1 Surfside, FL 33154	3252 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	6051	Date Next Inspection	9/15/2021
--------------------	------	---------------	------	-----------------------------	-----------

Notes Recertification of 40 Year Inspection has not been completed as of 2013 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/26/2021		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 9/15/2021

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 X ☒ Agent ☐ Addressee	
1. Article Addressed to: Infinity Azure, LLC. 9520 Harding Avenue, Suite 1 Surfside, FL 33154 Case #6051 - NOH  9590 9402 6610 1028 6980 10		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 0350 0001 0298 1829		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE 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: Infinity BH Corp. 9520 Harding Avenue, Suite 1 Surfside, FL 33154 Case #6051 - NOH  9590 9402 6610 1028 6979 83		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 0350 0001 0298 1843		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7021 0350 0001 0298 1843

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only **6051 / NOH**

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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
INFINITY BH CORP.
 Street and Apt. No., or PO Box No.
9520 HARDING AVENUE, SUITE 1
 City, State, ZIP+4®
SURFSIDE, FL 33154

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

Postmark Here

7021 0350 0001 0298 1836

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only **6051 - NOH**

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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
INFINITY AZURE, LLC / LAW OFF. OF
 Street and Apt. No., or PO Box No.
10800 BISCAYNE BLVD.
 City, State, ZIP+4®
NMB. FL 33161

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

Postmark Here

7021 0350 0001 0298 1829

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only **6051 / NOH**

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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☐ Adult Signature Restricted Delivery	\$

Postage
 \$

Total Postage and Fees
 \$

Sent To
INFINITY AZURE, LLC
 Street and Apt. No., or PO Box No.
9520 HARDING AVE, SUITE 1
 City, State, ZIP+4®
SURFSIDE, FL 33154

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

Postmark Here

NOTICE OF HEARING.

wn of Pembroke Park

3150 SW 52nd Ave

embroke Park, FL 33023

6046, 6049, 6050

6051, 6052, 6053

6055, 6056

Hasler

07/28/2021

US POSTAGE \$001.60⁰



ZIP 33023
011D10656696

Infinity Azure LLC
9520 Harding Ave Ste 1
Surfside, FL 33154

Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

6046, 6049, 6050
6052, 6053, 6055
6056, 6051

Law Offices of Issac Benmergui, P.A.
10800 Biscayne Blvd
North Miami Beach, FL 33161

07/28/2021

US POSTAGE \$001.60⁰



ZIP 33023
011D10656696

Enforcement Department
Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL 33023

6046, 6049, 6050
6051, 6052, 6053
6055, 6056,

Azure Villas
3252 SW 52 Ave
Pembroke Park, FL 33023

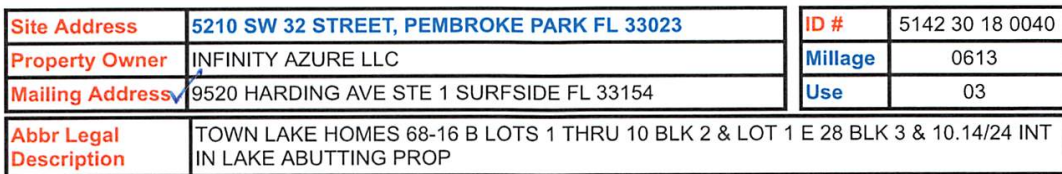
Hasler

07/28/2021

US POSTAGE \$001.60⁰



ZIP 33023
011D10656696



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

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,091,250	\$1,091,250	\$1,091,250	\$1,091,250
Portability	0	0	0	0
Assessed/SOH	\$1,079,020	\$1,091,250	\$1,079,020	\$1,079,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,079,020	\$1,091,250	\$1,079,020	\$1,079,020

* Denotes Multi-Parcel Sale (See Deed)

1/1



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

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number L21000115852
FEI/EIN Number NONE
Date Filed 03/19/2021
State FL
Status ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

✓ LAW OFFICES OF ISAAC BENMERGUI, P.A.
10800 BISCAYNE BLVD
NORTH MIAMI BEACH, FL 33161

Authorized Person(s) Detail

Name & Address

Title MGR

✓ INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

No Annual Reports Filed

Document Images

[03/19/2021 -- Florida Limited Liability](#) [View image in PDF format](#)

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

INFINITY AZURE LLC)

CASE NO. 6051

Respondent

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

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3252 SW 52 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT
11:57 A.M. ON THE 10 DAY OF SEPTEMBER 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.



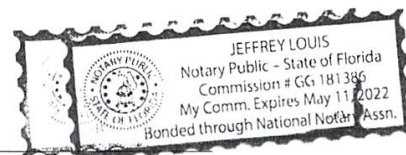
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, 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:
08/30/2021

Sent To:
INFINITY AZURE LLC
9520 Harding Ave, STE 1
Surfside, FL 33154

Case #:
6051

Property Owner:
INFINITY AZURE LLC
9520 Harding Ave, STE 1
Surfside, FL 33154

Certified Mail #:

Property Description:
514230140090

Legal Description:
30-51-42 E1/2 OF W1/2 OF SW1/4 OF
NW1/4 LESS N 334.65 & LESS TOWN
LAKE HOMES 68-16 B TOGETHER WITH
S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS
E 15 & LESS N 200 OF W 310 OF E 325
THEREOF & LESS P/P/A TOWN LAKE
HOMES

AKA:
3252 SW 52 AVE, PEMBROKE PARK, FL
33023

09/09/2021 23:57

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

INFINITY AZURE LLC

9520 Harding Ave, STE 1
Surfside, FL 33154

Case #:

6051

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INFINITY AZURE LLC

9520 Harding Ave, STE 1
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Certified Mail #:

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514230140090

Legal Description:

30-51-42 E1/2 OF W1/2 OF SW1/4 OF
NW1/4 LESS N 334.65 & LESS TOWN
LAKE HOMES 68-16 B TOGETHER WITH
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THEREOF & LESS P/P/A TOWN LAKE
HOMES

AKA:

3252 SW 52 AVE, PEMBROKE PARK, FL
33023

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

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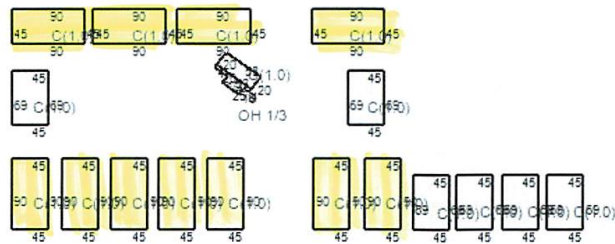
Miguel A Nunez

Chief Building Official



8/30/2021

BCPA Sketch : 514230140090
Building 1 of 1



Code	Description	Long Description
C(1.0)	First Floor	First Floor
OH 1/3	Overhang 1/3	Overhang 1/3

 $90 \times 45 = 4,050 \text{ SF}$ < REQ'D >

 $69 \times 45 = 3,105 \text{ SF}$ < NR >

Details :

Page : 1
File : 1230-14-0090.xml
Subject information :

Area Summary :

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim	Factor	Stories	Level
C(1.0)	First Floor	1,060.00	126.00	1,060.00	146.00	1.00	1.00	1.00
OH 1/3	Overhang 1/3	462.00	81.00	152.46	134.00	0.33	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00

C(1.0)	First Floor	3,105.00	228.00	3,105.00	228.00	1.00	1.00	1.00
C(1.0)	First Floor	3,105.00	228.00	3,105.00	228.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	4,050.00	270.00	4,050.00	270.00	1.00	1.00	1.00
C(1.0)	First Floor	3,105.00	228.00	3,105.00	228.00	1.00	1.00	1.00
C(1.0)	First Floor	3,105.00	228.00	3,105.00	228.00	1.00	1.00	1.00
C(1.0)	First Floor	3,105.00	228.00	3,105.00	228.00	1.00	1.00	1.00
C(1.0)	First Floor	3,105.00	228.00	3,105.00	228.00	1.00	1.00	1.00



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: INFINITY AZURE LLC
9520 Harding Ave, STE 1
Surfside, FL 33154

Case #: 6051

Date: 07/26/2021

Property Owner: INFINITY AZURE LLC
9520 Harding Ave, STE 1
Surfside, FL 33154

Property Description: 514230140090

Certified Mail #:

Legal Description: 30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

AKA: 3252 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	30

Notes/Mean of Correction:

Recertification of 40 Year Inspection has not been completed as of 2013 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

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

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



Miguel A. Nunez
Chief Building Official, CFM

Case Overview

Property/Incident Information

Owner	Address	Site Address
BODYORBIT USA LLC	1969 S PARK RD #A PEMBROKE PARK, FL 33009	1971 S PARK RD, PEMBROKE PARK, FL 33009 B

Legal Description

Case Status	Open	Case #	6058	Date Next Inspection	9/15/2021
--------------------	------	---------------	------	-----------------------------	-----------

Notes Recertification of 40 Year Inspection has not been completed as of 2013 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/26/2021		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0298 1652

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only *6058 / NOH*

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

OFFICIAL USE

Certified Mail Fee	\$	AUG 3 2021 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	\$	
Total Postage and Fees	\$ <i>7.33</i>	

Sent To
BODY ORBIT USA, LLC / CHANG, WING-PEI (AMER)
 Street and Apt. No., or PO Box No.
1969 S. PARK ROAD, UNIT A
 City, State, ZIP+4®
PEMBROKE PARK, FL 33009

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

7021 0350 0001 0298 1775

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only *6058 - NOH*

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

OFFICIAL USE

Certified Mail Fee	\$	AUG 3 2021 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	\$	
Total Postage and Fees	\$	

Sent To
BODYORBIT USA, LLC / RUSSELL FOGLE (RA)
 Street and Apt. No., or PO Box No.
1969 S. PARK ROAD, UNIT A
 City, State, ZIP+4®
PEMBROKE PARK, FL 33009

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

7021 0350 0001 0298 1645

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only *6058 / NOH*

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

OFFICIAL USE

Certified Mail Fee	\$	AUG 3 2021 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Sent To
BODY ORBIT USA, LLC
 Street and Apt. No., or PO Box No.
1969 S. PARK ROAD, UNIT A
 City, State, ZIP+4®
PEMBROKE PARK, FL 33009

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

NOTICE OF HEARING

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

NOV #6058

Hasler

FIRST-CLASS MAIL

07/28/2021

US POSTAGE \$000.51⁹



ZIP 33023
011D10656696

Sent To:

BODYORBIT USA LLC

1969 S PARK RD #A
PEMBROKE PARK, FL 33009

Property Owner

Case #:

6058

Brand



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	1971 S PARK ROAD #B, PEMBROKE PARK FL 33009	ID #	5142 20 AE 0020
Property Owner	BODYORBIT USA LLC	Millage	0613
Mailing Address	1969 S PARK RD #A PEMBROKE PARK FL 33009	Use	48
Abbr Legal Description	SOUTH PARK WAREHOUSE COMMERCIAL CONDO UNIT B PER CDO BK/PG: 43360/206		

values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$238,000	\$2,142,000	\$2,380,000	\$2,380,000	
2020	\$180,150	\$1,621,370	\$1,801,520	\$1,801,520	\$38,880.05
2019	\$179,110	\$1,611,990	\$1,791,100	\$1,328,880	\$32,129.81

	County	School Board	Municipal	Independent
Just Value	\$2,380,000	\$2,380,000	\$2,380,000	\$2,380,000
Portability	0	0	0	0
Assessed/SOH	\$2,380,000	\$2,380,000	\$2,380,000	\$2,380,000
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	\$2,380,000	\$2,380,000	\$2,380,000	\$2,380,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/24/2020	WD-Q-DS	\$2,800,000	116757303			
1/30/2020	QCD-T	\$100	116323571			
11/12/2019	CET-D	\$560,100	116208389			
9/19/2007	WD-Q	\$1,900,000	44642 / 1662			
				Adj. Bldg. S.F.		20010
				Units		1
				Eff./Act. Year Built: 2007/1972		

[illegible]



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

Detail by Entity Name

Florida Limited Liability Company
BODYORBIT USA, LLC

Filing Information

Document Number	L15000179708
FEI/EIN Number	N/A
Date Filed	10/22/2015
Effective Date	10/21/2015
State	FL
Status	ACTIVE

Principal Address

1969 S. PARK ROAD,
UNIT A
PEMBROKE PARK, FL 33009

Mailing Address

1969 S. PARK ROAD,
UNIT A
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

FOGLE, RUSSELL
1969 S. PARK ROAD
UNIT A
PEMBROKE PARK, FL 33009

Name Changed: 01/21/2017

Authorized Person(s) Detail

Name & Address

Title AMBR

CHUANG, LUNG-FEI
1969 S. PARK ROAD, UNIT A,
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/05/2020

2021

05/19/2021

Document Images

05/19/2021 -- ANNUAL REPORT	View image in PDF format
02/05/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
04/21/2018 -- ANNUAL REPORT	View image in PDF format
01/21/2017 -- ANNUAL REPORT	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
10/22/2015 -- Florida Limited Liability	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

BODYORBIT USA LLC)

CASE NO. 6058

Respondent

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

TO BE SERVED: BODYORBIT USA LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1971 S PARK ROAD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BODYORBIT USA LLC AT
12:08 P.M. ON THE 10 DAY OF SEPTEMBER 2021.

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

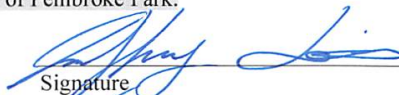
T Y P E O F S E R V I C E

- () 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.

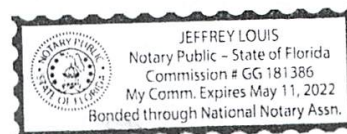

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 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:
08/30/2021

Sent To:
BODYORBIT USA LLC
1969 S PARK RD #A
PEMBROKE PARK, FL 33009

Case #:
6058

Property Owner:
BODYORBIT USA LLC
1969 S PARK RD #A
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
514220AE0020

Legal Description:
SOUTH PARK WAREHOUSE
COMMERCIAL CONDO UNIT B PER CDO
BK/PG: 43360/206

AKA:
1971 S PARK RD, PEMBROKE PARK, FL
33009 B

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection program. U. S. Government buildings. State of Florida	30

09/10/2021 00:07





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

BODYORBIT USA LLC

1969 S PARK RD #A
PEMBROKE PARK, FL 33009

Case #:

6058

Property Owner:

BODYORBIT USA LLC

1969 S PARK RD #A
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220AE0020

Legal Description:

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1971 S PARK RD, PEMBROKE PARK, FL
33009 B

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Recertification of 40 Year Inspection has not been completed as of 2013 in accordance with FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m..

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

The purpose of this Hearing is for the Code Enforcement 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.

Miguel A Nunez

Chief Building Official



8/30/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

BODYORBIT USA LLC
1969 S PARK RD #A
PEMBROKE PARK, FL 33009

Case #:

6058

Date:

07/26/2021

Property Owner:

BODYORBIT USA LLC
1969 S PARK RD #A
PEMBROKE PARK, FL 33009

Property Description:

514220AE0020

Certified Mail #:**Legal Description:**

SOUTH PARK WAREHOUSE
COMMERCIAL CONDO UNIT B PER CDO
BK/PG: 43360/206

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1971 S PARK RD, PEMBROKE PARK, FL
33009 B

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Miguel A. Nunez
Chief Building Official, CFM

Case Overview

Property/Incident Information

Owner	Address	Site Address
COCA-COLA BEVERAGES FLORIDA LLC	10117 PRINCESS PALM AVE STE 100 TAMPA, FL 33610	3350 PEMBROKE RD, PEMBROKE PARK, FL 33021
Legal Description		

Case Status	Open	Case #	6077	Date Next Inspection	9/15/2021
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Notes Recertification of 40 Year Inspection has not been completed as of 2015 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/27/2021		Notice of Violation	Hand
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0298 1423

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For delivery information, visit our website at www.usps.com ®.	
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Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$	AUG 3 2021 Postmark Here
Postage \$ Total Postage and Fees \$ 7.33	
Sent To CORP. SERV. CO. (REG. AGENT) / COCA-COLA BEV. FL. Street and Apt. No., or PO Box No. 1201 HAYS STREET City, State, ZIP+4® TALLAHASSEE, FL 32301-2525	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

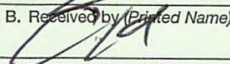
7021 0350 0001 0298 1416

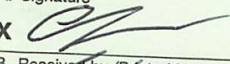
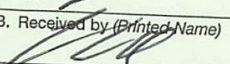
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only 6077-NOH	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$	AUG 3 2021 Postmark Here
Postage \$ Total Postage and Fees \$	
Sent To COCA-COLA BEV. FL, LLC / TROY TAYLOR (CEO) Street and Apt. No., or PO Box No. 10117 PRINCESS PALM AVE #100 City, State, ZIP+4® TAMPA, FL 33610	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0298 1768

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only 6670-NOH	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$	AUG 3 2021 Postmark Here
Postage \$ Total Postage and Fees \$	
Sent To COCA-COLA BEVERAGES FLORIDA, LLC Street and Apt. No., or PO Box No. 10117 PRINCESS PALM AVE, SUITE 100 City, State, ZIP+4® TAMPA, FL 33610	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

NOTICE OF HEARING.

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: Coca-Cola Beverages Florida, LLC. 10117 Princess Palm Avenue #100 Tampa, FL 33610 Case #6077 - NOH  9590 9402 6610 1028 6981 57 2. Article Number (Transfer from service label) 7021 0350 0001 0298 1768	A. Signature X  ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery  9/2 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> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</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		☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
☐ 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																	
☐ Insured Mail Restricted Delivery (over \$500)																	
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: Coca-Cola Beverages Florida, LLC. Mr. Troy Taylor (CEO) 10117 Princess Palm Avenue, Suite 100 Tampa, FL 33610 Case #6077 - NOH  9590 9402 6610 1028 6981 64 2. Article Number (Transfer from service label) 7021 0350 0001 0298 1416	A. Signature X  ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery  9/2 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> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</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		☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
☐ 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																	
☐ Insured Mail Restricted Delivery (over \$500)																	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt																

TOWN OF PEMBROKE PARK

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

NOV #6077

Hasler

FIRST-CLASS MAIL

07/28/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

COCA-COLA BEVERAGES
FLORIDA LLC

10117 PRINCESS PALM AVE STE 100
TAMPA, FL 33610

Case #:

6077

TOWN OF PEMBROKE PARK

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

NOV #6077

Hasler

FIRST-CLASS MAIL

07/28/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Coca-Cola Beverages Florida LLC
3350 Pembroke Road
Pembroke Park, FL 33021



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*	\$15,327,210	\$21,941,590	\$37,268,800	\$31,924,070	
2020	\$15,327,210	\$13,736,530	\$29,063,740	\$29,063,740	\$627,247.82
2019	\$15,327,210	\$13,736,530	\$29,063,740	\$29,063,740	\$634,577.70

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/22/2019	DR*-T	\$100	116206450	\$7.00	2,189,602	SF
2/20/2017	SW*-D	\$26,808,500	114236652			
				Adj. Bldg. S.F. (Card, Sketch) 414068		
				Eff./Act. Year Built: 1955/1954		

* Denotes Multi-Parcel Sale (See Deed)

Eff./Act. Year Built: 1955/1954

Special Assessments



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

Detail by Entity Name

Foreign Limited Liability Company
COCA-COLA BEVERAGES FLORIDA, LLC

Filing Information

Document Number M15000000635
FEI/EIN Number 47-2685591
Date Filed 01/26/2015
State DE
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 06/01/2018
Event Effective Date NONE

Principal Address

10117 Princess Palm Avenue
Suite 100
Tampa, FL 33610

Changed: 01/26/2018

Mailing Address

10117 Princess Palm Avenue
Suite 100
Tampa, FL 33610

Changed: 01/26/2018

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title CEO

Taylor, Troy
10117 Princess Palm Avenue
Suite 100
Tampa, FL 33610

Title SVP & CFO

Still, Duane
10117 Princess Palm Avenue
Suite 100
Tampa, FL 33610

Title General Counsel and Corporate Secretary

Pond, Deborah
10117 Princess Palm Avenue
Suite 100
Tampa, FL 33610

Title Executive Vice President

Benford, Thomas
10117 Princess Palm Avenue
Suite 100
Tampa, FL 33610

Annual Reports

Report Year	Filed Date
2020	03/18/2020
2020	04/06/2020
2021	04/20/2021

Document Images

04/20/2021 -- ANNUAL REPORT	View image in PDF format
04/06/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
03/18/2020 -- ANNUAL REPORT	View image in PDF format
05/03/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/16/2019 -- ANNUAL REPORT	View image in PDF format
06/01/2018 -- LC Amendment	View image in PDF format
01/26/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
01/25/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
11/03/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/21/2016 -- ANNUAL REPORT	View image in PDF format
01/26/2015 -- Foreign Limited	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

COCA-COLA BEVERAGES
FLORIDA LLC
Respondent

)
CASE NO. 6077

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

TO BE SERVED: COCA-COLA BEVERAGES FLORIDA LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3350 PEMBROKE ROAD, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: COCA-COLA BEVERAGES FLORIDA LLC. AT
04:21 P.M. ON THE 7 DAY OF SEPTEMBER 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

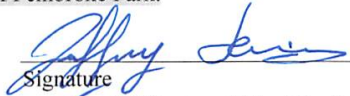
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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.



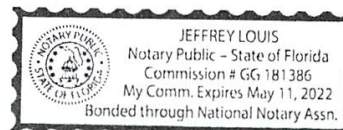
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 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:
08/30/2021

Sent To:
COCA-COLA BEVERAGES
FLORIDA LLC
10117 PRINCESS PALM AVE STE 100
TAMPA, FL 33610

Case #:
6077

Property Owner:
COCA-COLA BEVERAGES
FLORIDA LLC
10117 PRINCESS PALM AVE STE 100
TAMPA, FL 33610

Certified Mail #:

Property Description:
514220150010

Legal Description:
COCA-COLA PLAT 162-21 B PARCEL A

AKA:
3350 PEMBROKE RD, PEMBROKE PARK,
FL 33021

09/07/2021 04:21

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Section	Description	Days to Comply from Date of this Notice





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

COCA-COLA BEVERAGES
FLORIDA LLC

10117 PRINCESS PALM AVE STE 100
TAMPA, FL 33610

Case #:

6077

Property Owner:

COCA-COLA BEVERAGES
FLORIDA LLC

10117 PRINCESS PALM AVE STE 100
TAMPA, FL 33610

Certified Mail #:

Property Description:

514220150010

Legal Description:

COCA-COLA PLAT 162-21 B PARCEL A

AKA:

3350 PEMBROKE RD, PEMBROKE PARK,
FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/27/2021 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
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	10

Recertification of 40 Year Inspection has not been completed as of 2015 in accordance to FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Miguel A. Nunez

Chief Building Official



8/30/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

COCA-COLA BEVERAGES
FLORIDA LLC

10117 PRINCESS PALM AVE STE 100
TAMPA, FL 33610

Case #:

6077

Date:

07/27/2021

Property Owner:

COCA-COLA BEVERAGES
FLORIDA LLC

10117 PRINCESS PALM AVE STE 100
TAMPA, FL 33610

Property Description:

514220150010

Certified Mail #:

Legal Description:

COCA-COLA PLAT 162-21 B PARCEL A

AKA:

3350 PEMBROKE RD, PEMBROKE PARK,
FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

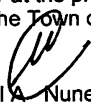
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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Notes/Mean of Correction:

Recertification of 40 Year Inspection has not been completed as of 2015 in accordance with FBC 110.15 with Broward County Provisions. Property owner will need to complete the 40 Year Inspection to comply with the Florida Building Code.

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

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



Miguel A. Nunez
Chief Building Official, CFM

Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP	P.O. BOX 30428 CHARLOTTE, NC 28230	2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

Legal Description

Case Status Open **Case #** 4343 **Date Next Inspection** 9/15/2021

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/8/2018		Notice of Violation	Certified Mail Regular Mail
6/30/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/21/2021	7/20/2021	Final Order	Certified Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	109.4 Work commencing before permit issuance.	Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees.	Not in Compliance - Reinspection Date: 9/15/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$5,000.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$5,100.00

Payments

Case Overview

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
8/12/2021	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$5,000.00

7021 0350 0001 0298 2253

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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
\$ 7.33

Sent To
SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
H.E.T #4343
2701 SW 32 TERRACE,
PEMBROKE PARK, FL, 33023

City, State, ZIP+4®
PEMBROKE PARK, FL, 33023

PS Form 3800, Apr

0922 9620 1000 0298 2260

**U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$

Total Postage and Fees
\$ 7.33

Sent To
CORPORATION SERVICE COMPANY
H.E.T #4343
1201 HAYS STREET,
TALLAHASSEE, FL, 32301.2525

City, State, ZIP+4®
TALLAHASSEE, FL, 32301.2525

PS Form 3800, Apr

7021 0350 0001 0298 2246

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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
\$ 7.33

Sent To
SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
H.E.T #4343
P.O BOX 30428
CHARLOTE, NC, 28230

City, State, ZIP+4®
CHARLOTE, NC, 28230

PS Form 3800, Apr

7021 0350 0001 0297 7204

**U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 0.51

Total Postage and
\$ 6.96

Sent To
FEEDING SOUTH FLORIDA
2501 SW 32 TER
PEMBROKE PARK, FL 33023
City, State, ZIP+4
NOH # 4343

PS Form 3800, April 2013 PSN 7530-02-000-9037 See Reverse for Instructions

7021 0350 0001 0297 7419

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CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 0.91

Total Postage and
\$ 7.36

Sent To
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
City, State, ZIP+4
NOH # 4343, 5554, & 5705

PS Form 3800, April 2013 PSN 7530-02-000-9037 See Reverse for Instructions

7021 0350 0001 0297 7211

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 0.51

Total Postage and
\$ 6.96

Sent To
SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
PO BOX 30428
CHARLOTTE, NC 28230
City, State, ZIP+4
NOH # 4343

PS Form 3800, April 2013 PSN 7530-02-000-9037 See Reverse for Instructions



TOWN OF PEMBROKE PARK

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

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

Hasler

FIRST-CLASS MAIL

09/11/2018

US POSTAGE \$000.47⁰



ZIP 33023
011D10656696



TOWN OF PEMBROKE PARK

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

SENECA INDUSTRIAL HOLDINGS LLC
C/O KIMBERLEY OWENS
8500 ANDREW CARNEGIE
CHARLOTTE, NC 28262
CASE # 4343

Hasler

FIRST-CLASS MAIL

09/11/2018

US POSTAGE \$000.47⁰



ZIP 33023
011D10656696



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

2021* Exemptions and Taxable Values by Taxing Authority

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Eff./Act. Year Built: 2004/2002

Special Assessments



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

Detail by Entity Name

Foreign Limited Liability Company

SENECA INDUSTRIAL HOLDINGS, LLC

Filing Information

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

Principal Address

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

Changed: 05/01/2017

Mailing Address

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

Changed: 05/01/2017

Registered Agent Name & Address

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

Name Changed: 07/13/2009

Address Changed: 07/13/2009

Authorized Person(s) Detail

Name & Address

Title Secretary

BENEDETTO, MARY CATHERINE

730 THIRD AVENUE
NEW YORK, NY 10017

Title Secretary, Authorized Representative

DAVIS, MARTINA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Signatory

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

Title Authorized Representative

RAMOS, JANET
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Member

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

Title Authorized Representative

BAIR, SHARON
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

COHEN, DONNA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

CORNUKE, JOHN
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

FISK, MICHAEL
730 THIRD AVENUE
NEW YORK, NY 10017

Title AUTH. PERSON

GIRALDO, RANDY
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

JOSPEH, JILLIAN
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

MARTIN, MANUEL
501 BRICKELL KEY DRIVE
MIAMI, FL 33131

Title Authorized Representative

MILLER, NANCY
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

MILLER, WILLIAM
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

ROLLINS, TODD
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

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

Title Authorized Representative

WEINDLING, FRANCESCA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

HERTER, W. BEH
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

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

Title Authorized Representative

DE ALCANTARA, ADRIANA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

Boan, Ryan
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

Chaperon, Julien
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

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

Title Authorized Representative

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

Title Authorized Representative

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

Annual Reports

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

Document Images

04/26/2021 -- ANNUAL REPORT	View image in PDF format
05/05/2020 -- ANNUAL REPORT	View image in PDF format
08/07/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
08/10/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/25/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
04/23/2011 -- ANNUAL REPORT	View image in PDF format
04/22/2010 -- ANNUAL REPORT	View image in PDF format
07/13/2009 -- Reinstatement	View image in PDF format
06/27/2007 -- Foreign Limited	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

SENECA INDUSTRIAL HOLDING LLC

C/O KIMBERLY S OWENS / FEEDING

CASE NO. 4343

SOUTH FLORIDA

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SENECA INDUSTRIAL HOLDING LLC C/O KIMBERLY S OWENS / FEEDING SOUTH FLORIDA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2501 SW 32 TER, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDING LLC C/O KIMBERLY S OWENS / FEEDING SOUTH FLORIDA AT 04:29 A.M./P.M. ON THE 7 DAY OF SEPTEMBER 2021.

TYPE OF SERVICE

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

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

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

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

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

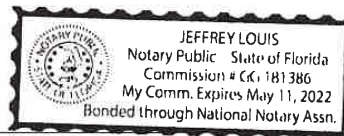
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11th day of 9, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Jeffrey Louis
Signature

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





Property owner and/or tenant will need a building Permit from the Building Department for interior alterations.
Double Permit fee has been assessed.

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

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

Petitioner,
vs.
**SENECA INDUSTRIAL
HOLDINGS LLC C/O
ERNST & YOUNG LLP**
**2501 SW 32 TER, PEMBROKE PARK, FL
33023 #Feeding South Florida - 2701 SW
32nd Ter**

NOTICE OF HEARING TO EXTEND TIME

Sent To: SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP P.O. BOX 30428 CHARLOTTE, NC 28230	Case #: 4343	Date: 08/31/2021
Property Owner: SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP P.O. BOX 30428 CHARLOTTE, NC 28230	Property Description: 514220170090	Certified Mail #: 09/07/2021 04:29
Legal Description:		

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
06/30/2021

Sent To:
SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS
8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Case #:
4343

Property Owner:
SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS
8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Certified Mail #:

Property Description:
514220170090

Legal Description:
SENECA PLAT 165-9 B POR OF PARCEL A
& B DESC AS: BEG AT INTERSECTION OF
S/R/W/L SW 25 ST & E/L OF SAID PLAT &
W/L OF JUNHALLA PLAT, W 351.70, S
941.81 E 351.21, N 941.82 TO POB
(PARCEL LYING NE 1/4 SEC 29)

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

07/06/2021 14:45

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









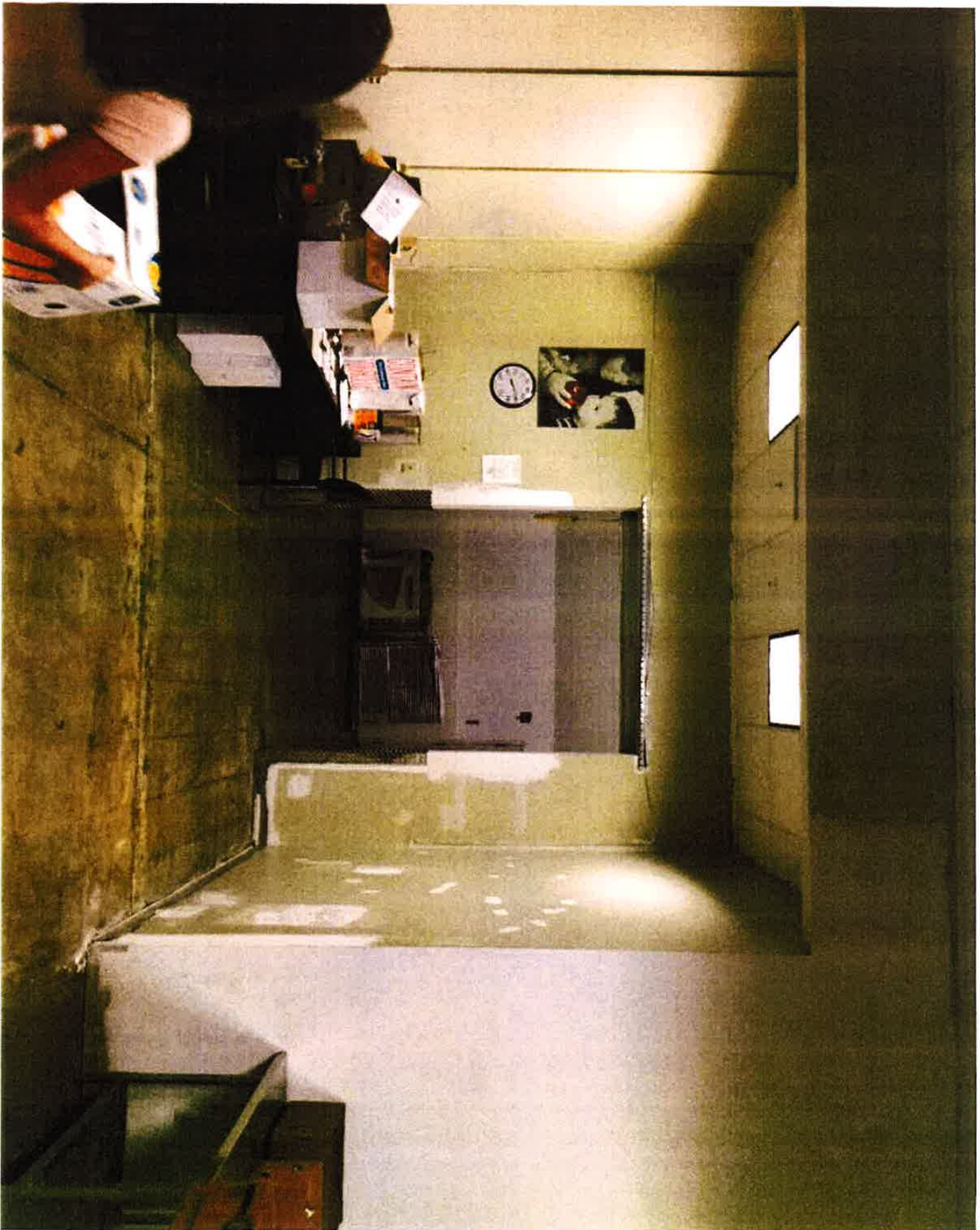




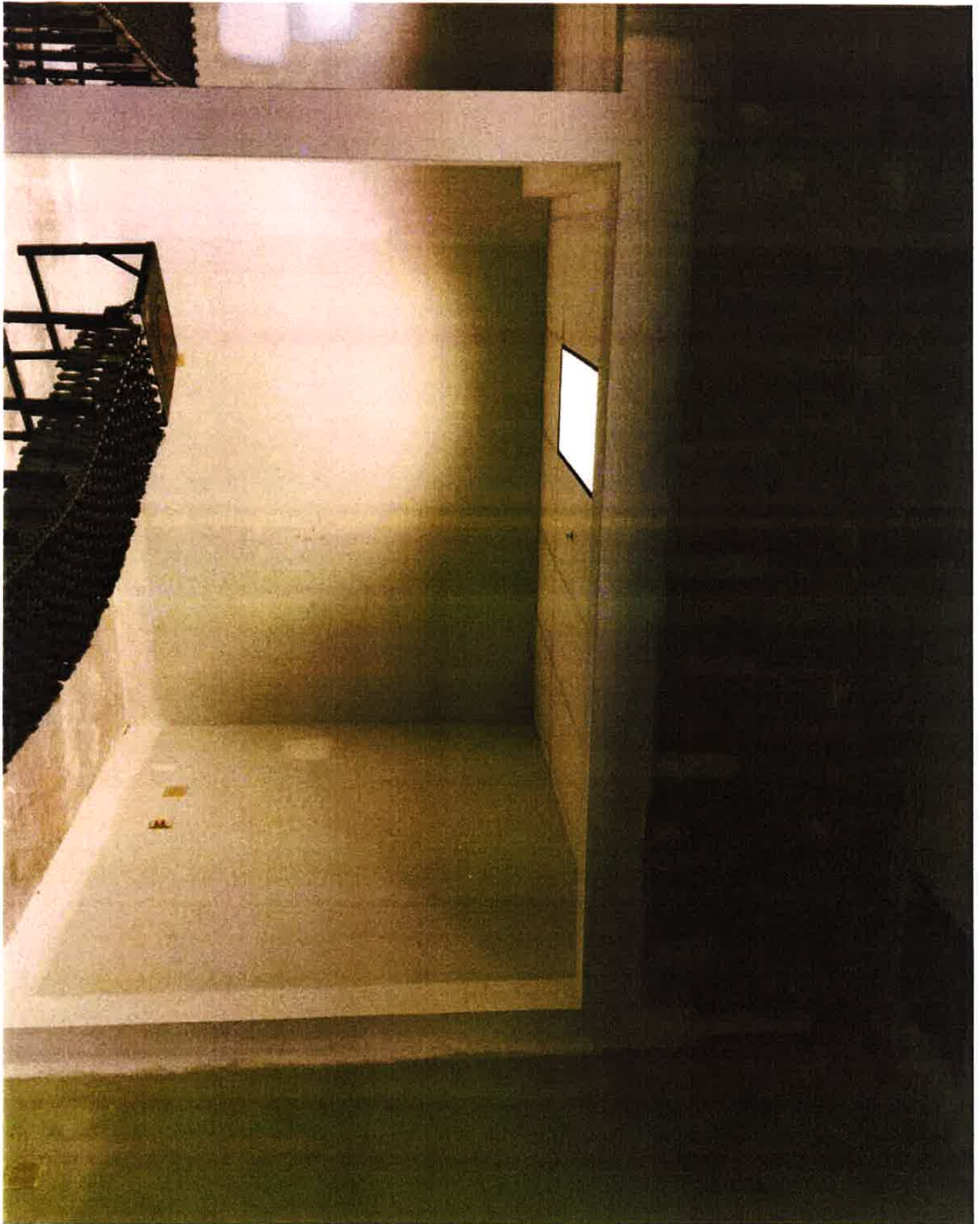








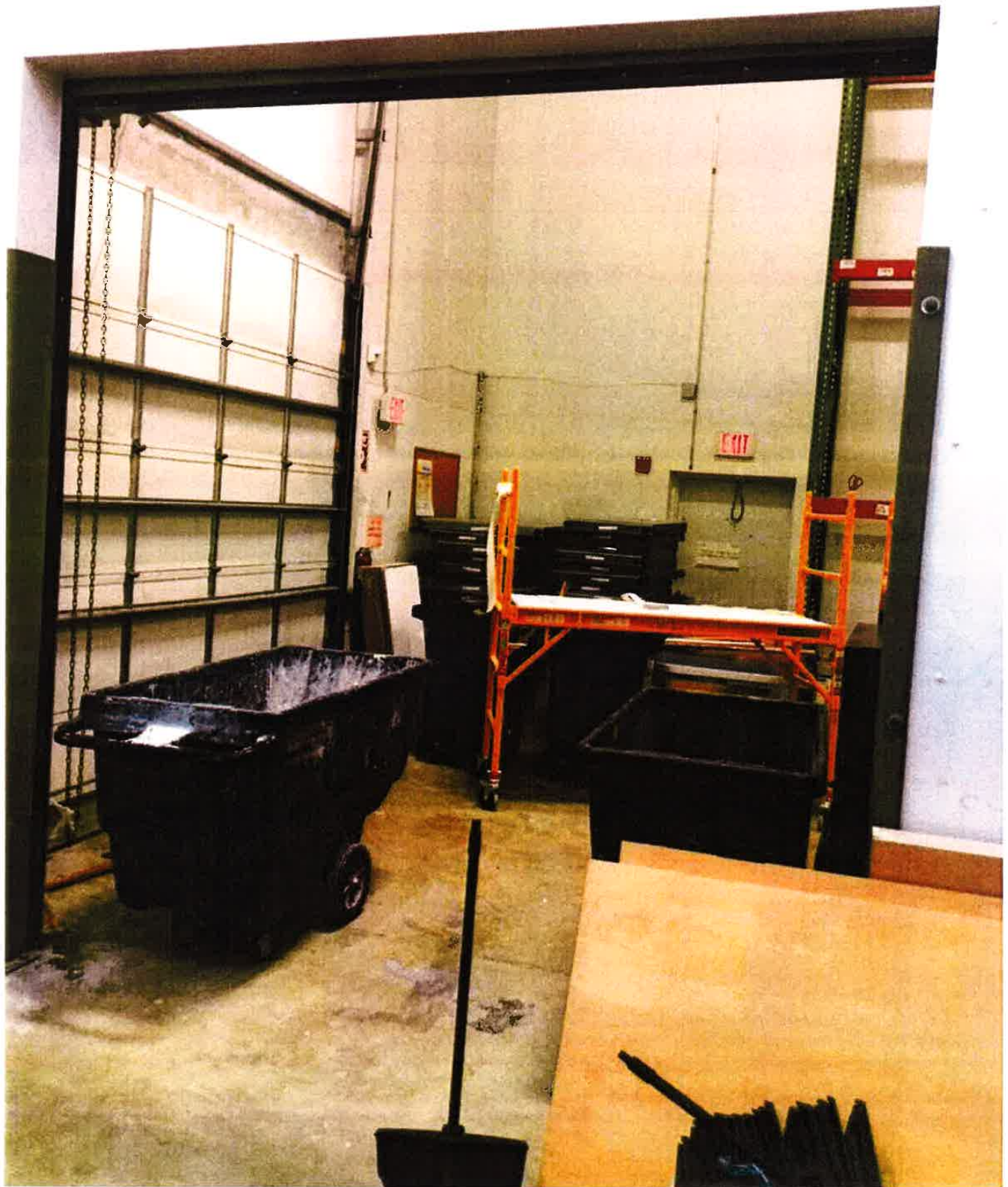


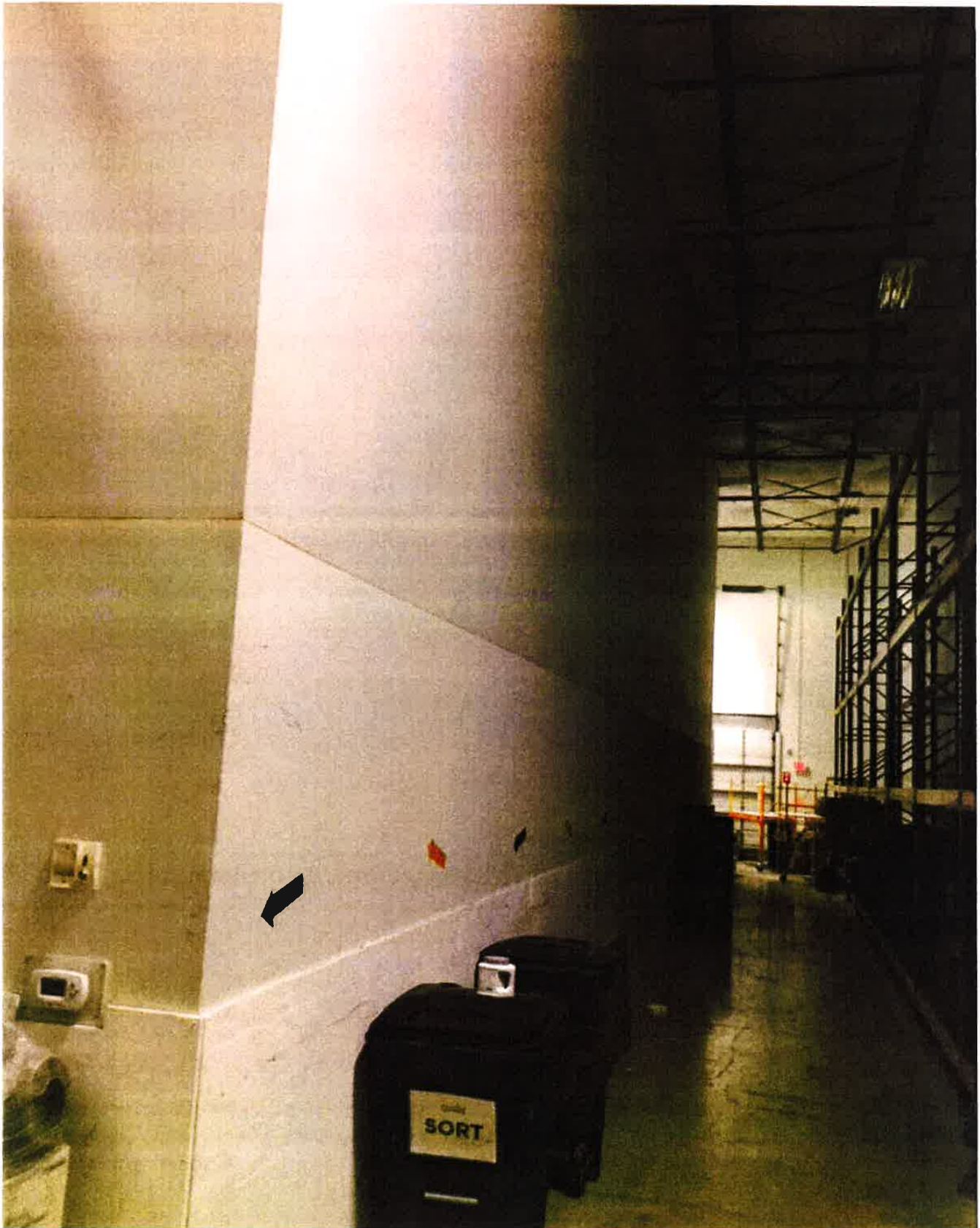


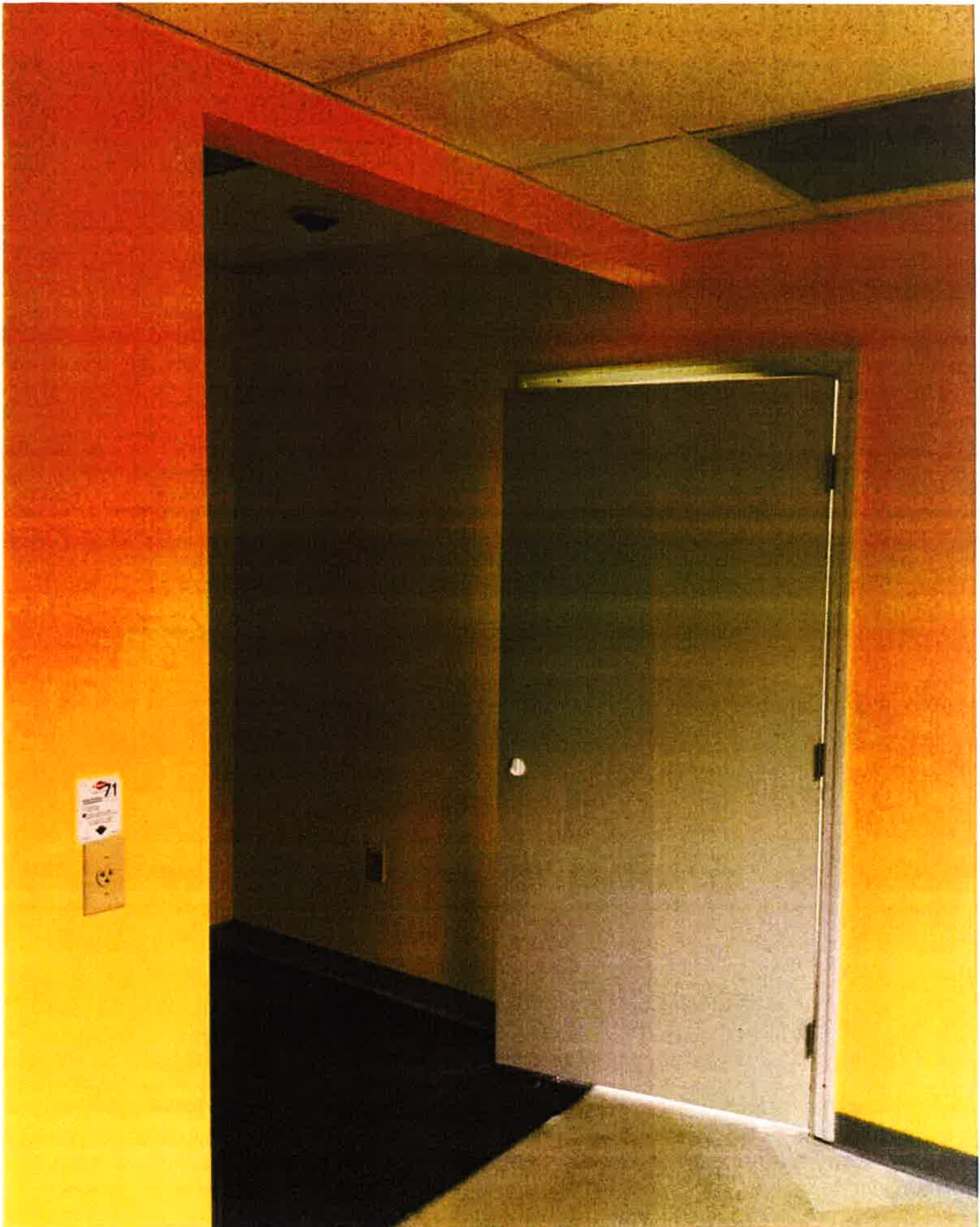




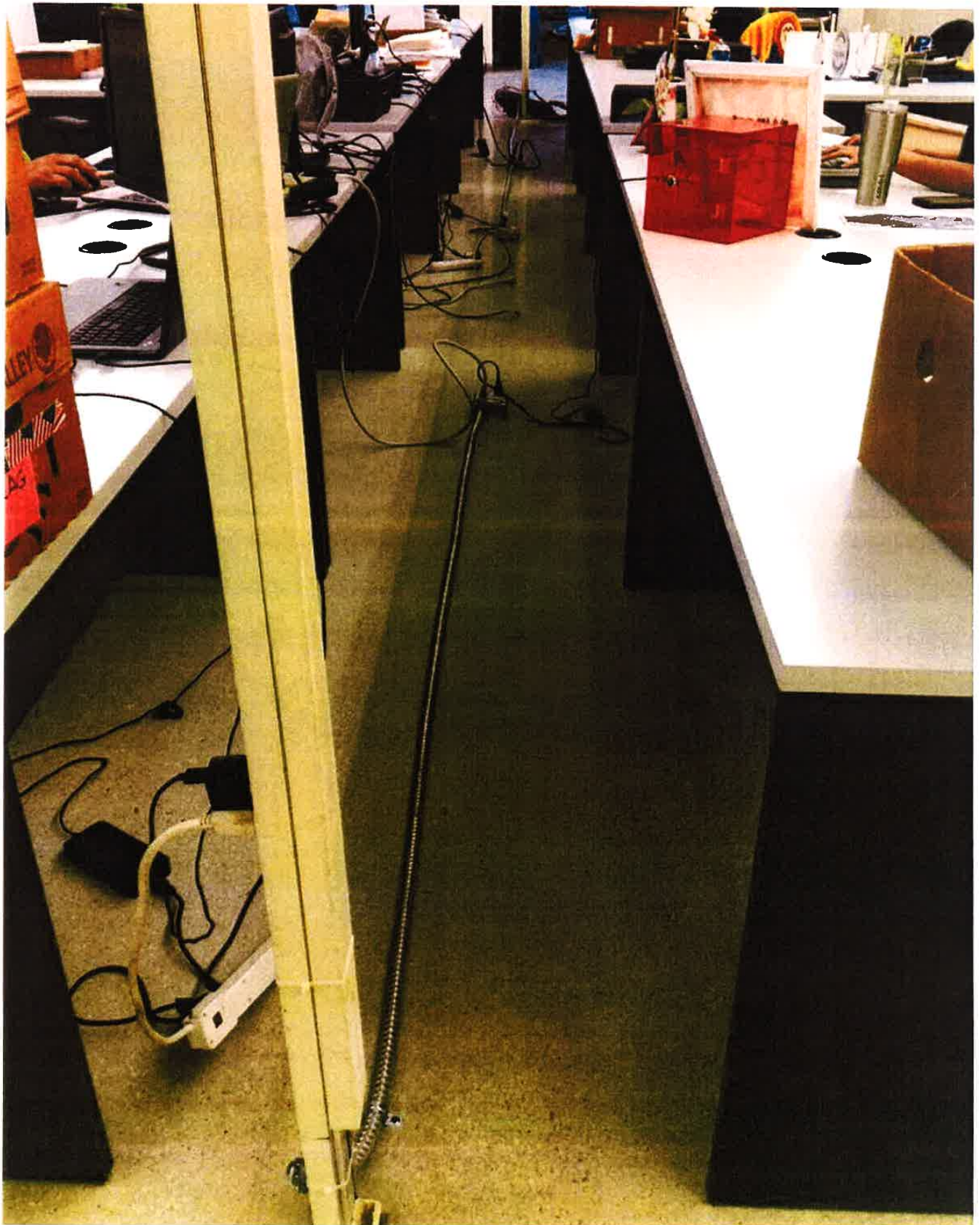














PBCFB	FSA
Find doubtful	11M - 2014 65M - 2012
4m 16a 16b by the high court 5/11/12	
Partners Partners	100 Partners Agencies
PDO w/FA. or Instrument F.A. number	FSE 1 or 4
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MARTIN LUTHER KING 45% - DATE	
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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4343
Petitioner,)
)
vs.)
)
SENECA INDUSTRIAL HOLDING LLC)
C/O KIMBERLY S OWENS)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2701 SW 32 TER, PEMBROKE PARK FL 33023

PROPERTY OWNER: SENECA INDUSTRIAL HOLDING LLC % KIMBERLY S OWENS,
PO BOX 30428 CHARLOTTE, NC 28230

FOLIO NO.: 514220170090

LEGAL DESCRIPTION: SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS: BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT, W 351.70, S 941.81 E 351.21, N 941.82 TO POB (PARCEL LYING NE 1/4 SEC 29)

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) FBC 109.4. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the mentioned ordinances.

CONCLUSIONS OF LAW

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

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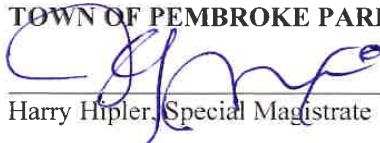
ORDER

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) FBC 109.4 WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 20th day of July 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$200- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20TH day of July 2021.

TOWN OF PEMBROKE PARK


Harry Hippler, 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, Building Official, Miguel Nunez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of JULY, 2021.


Miguel Nunez
Building Official
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Performing Interior alteration without approved plans or permit. Violation under the Florida Building Code 109.4

Property owner and/or tenant will need a building Permit from the Building Department for interior alterations.

Double Permit fee has been assessed.

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

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

Petitioner,

vs.

**SENECA INDUSTRIAL
HOLDINGS LLC C/O
ERNST & YOUNG LLP**

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

NOTICE OF HEARING TO EXTEND TIME

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC C/O ERNST & YOUNG LLP

P.O. BOX 30428
CHARLOTTE, NC 28230

Case #:

4343

Date:

08/31/2021

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC C/O ERNST & YOUNG LLP

P.O. BOX 30428
CHARLOTTE, NC 28230

Property Description:

514220170090

Certified Mail #:

Legal Description:

SENECA PLAT 165-9 B POR OF PARCEL A
& B DESC AS: BEG AT INTERSECTION OF
S/R/W/L SW 25 ST & E/L OF SAID PLAT &
W/L OF JUNHALLA PLAT, W 351.70, S
941.81 E 351.21, N 941.82 TO POB
(PARCEL LYING NE 1/4 SEC 29)

AKA:

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

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

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
Building Department

AUG 20 2021

RECEIVED

August 20, 2021

PERMIT EXTENSION REQUEST

Case No.: 4343

Folio No.: 414220170090

Address: 2701 SW 32 Terrace, Pembroke Park FL 33023

Dear Town of Pembroke Park:

Feeding South Florida (FSF) is the leading domestic hunger relief organization serving Palm Beach, Broward, Miami-Dade and Monroe Counties. As the second largest food bank in the Feeding America network, having distributed over 176 million pounds in 2020, FSF is responsible for serving 25 percent of the state's food insecure population, providing food and services for nearly 1 million people. A four-star rated organization by Charity Navigator, FSF is one of the most efficient nonprofits nationally; over 98 percent of all donations are put back into the community and every \$1 = 9 meals.

The purpose of this letter is to respectfully request an extension on the order received on July 23, 2021. We have been working on completing this process and we have made progress, but we need to request more time.

We contacted our previous architect who shared the work he did a few years back (please see the Blueprints attached). The pending fees were paid on July 29. We are in the process of bringing on a new general contractor which may require us to start over.

Although we have made much progress, there are many items that we need to address. According to the general contractors we have been talking to, it could take more than 150 days because they need to start the process from the beginning and they are short-staffed.

We are proud to call Pembroke Park our home, and it is important to us that we are in compliance and would appreciate an extension.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paco Vélez".

Paco Vélez
President and CEO

CHANGING LIVES ONE MEAL AT A TIME.

FEEDING SOUTH FLORIDA | 2501 SW 32 Terrace Pembroke Park, FL 33023 | 954.518.1818
FEEDING PALM BEACH COUNTY | 4925 Park Ridge Boulevard Boynton Beach, FL 33426 | 561.331.5441
www.feedingsouthflorida.org





TOWN OF PEMBROKE PARK

BUILDING DEPARTMENT

3150 SW 52ND Avenue

Pembroke Park, FL 33023

Office 754-232-1627

Fax 954-966-5310

Electronic Signature Affidavit

The undersigned hereby certifies that he will act only for himself or that he is legally qualified to act on behalf of the business organization sought to be certified in all matters connected with its engineering / architect / contracting / land surveying business as stated in Florida Statute 481.221 and 472.025.

Authorization. The Undersigned architect, engineer, lands surveyor or contractor ("Undersigned") understands that (s)he is authorizing Town of Pembroke Park through its Building Department to accept documents electronically using the seal and signature appearing below. Upon receiving any documents authorized by the seal and signature below, Pembroke Park will assume that the documents were sent by the Undersigned. It is the Undersigned's obligation to maintain its information in a secure environment to ensure that all documents electronically submitted are in fact submitted by the Undersigned.

Suspension/Termination. If the Undersigned believes the security of the digital signature has been compromised or simply wishes to terminate the use of the electronic signature, (s)he must file a written notice of suspension/termination with the Digital Records Custodian, Building Department, 3150 SW 52nd Avenue, Pembroke Park, FL 33023. Within 15 days after the receipt of the notice of suspension/termination, Pembroke Park will suspend and/or terminate this authorization for the electronic submission of documents based upon the Undersigned's written notice. If the Undersigned believes the digital signature has been compromised, Pembroke Park Building Department will take the necessary steps to help the Undersigned determine which documents were submitted improperly and may attempt to stop work authorized by a security compromise. Pembroke Park does not have an obligation to stop any work completed in the Undersigned's name pursuant to a security compromise or to take any action against the person/entity that improperly used the Undersigned's electronic seal and signature. The Undersigned, not Pembroke Park, will ultimately be responsible for protecting its interests if a security compromise occurs. If Pembroke Park takes any action to force a third party who has improperly used the Undersigned's electronic signature and seal to stop work associated with the improper use of the seal/signature, then the Undersigned agrees to indemnify Pembroke Park for all expenses, costs, and fees associated with that action including court costs and attorney's fees.

With good cause and without notice, Pembroke Park, at its discretion may temporarily suspend or terminate the Undersigned's authorization to electronically submit documents. Liability Resulting from Use. The Undersigned understands and agrees that Pembroke Park, it's officers, agents, and employees will not be liable for any damages, harm, or injury that result from the use of the electronic seal or signature regardless of how the harm, damage, or injury occurred. If any dispute arises from the use of

an electronic seal or signature, that matter may be resolved by a court of law. Nothing within this provision is intended to waive or enlarge the provisions of F.S. 768.28.

Governing Law. The Undersigned understands that the electronic signing and sealing of documents is governed by Florida law, specifically but not limited to Florida Statute Section 481.221 and 472.025, The Electronic Signature Act of 1996 (F.S. 668.01-668.006) and Florida Administrative Code sections 61G1-16.005 and 61G15-23.003. Pembroke Park has attempted to create an electronic signature process in compliance with Florida law but shall not be liable in any manner for any violations of professional licensure regulations. It is the Undersigned's responsibility to ensure compliance with all laws, regulations, and ordinances that govern his/her professional license. By signing this document, you are not only agreeing to the foregoing but certifying that: Any willful falsification of any information contained herein is grounds for disqualification.

Roberto A. Smith, AIA

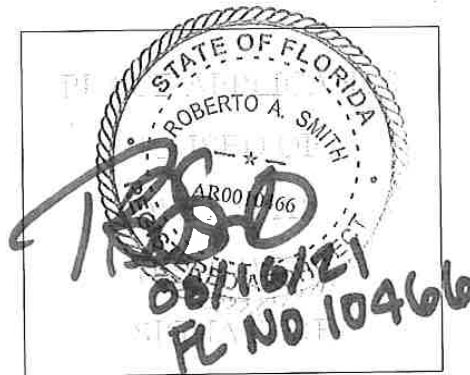
APPLICANT NAME (please print)

NELCO ARCHITECTURE, INC

COMPANY NAME

Roberto A
Smith:A01
410D0000
017826D
D689B00
003BDF

Digitally signed
by Roberto A
Smith:A01410D
0000017826DD
689B00003BDF
Date:
2021.08.11
15:27:21 -04'00'



ELECTRONIC SIGNATURE WITH CERTIFICATION
NUMBER VISABLE (PE / AA / RA / ETC.)

A01410D0000017826DD689B00003BDF

ELECTRONIC SIGNATURE SERIAL NUMBER

89316

TOWN OF PEMBROKE PARK APPLICATION NUMBER

Nelson Architecture, Inc.
a licensed affiliate of Nelson Worldwide, Inc.
Florida Certificate of Authorization Number AA-26701-031

3081 Salzedo St., Third Floor
Coral Gables, FL 33134
Phone (305) 444-0413

Consultants
ACE ENGINEERS, LLC
8115 66th Jct 5th St
Doral, FL 33122
+1 305 369 4126

† 2006-2007-01-06

NELSON

NELSON ENGINEERING, INC.
A licensed affiliate of Nelson Worldwide, Inc.
Florida Certificate of Registration Number 44-326243

3081 Sulfreda St., Third Floor
Orlando, Florida 32814
Phone: (407) 441-4471

PROJECT:
HCS MANHATTAN LLC
1000 W. WINDYWAY
SUITE 100
ORLANDO, FL 32814

1/20/2019

Revised: No. 1 Date:

FEEDING
SOUTH FLORIDA
OFFICE ALTERATIONS
2020-2021

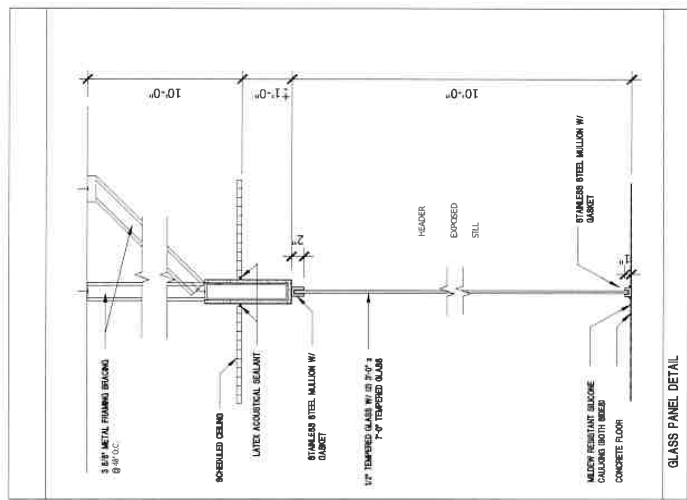
Glass Panel Detail

Roberto A. Smith-A01410
DD0000017826
DD689B000003
BDF
Digitally signed by Roberto A. Smith-A01410
01/26/2020 08:00:00
38DF
Date: 2021.08.06
12:48:34 -04'00'

Project: HCS Manhattan
Drawn By: [Signature]
Checked By: [Signature]
Approved By: [Signature]

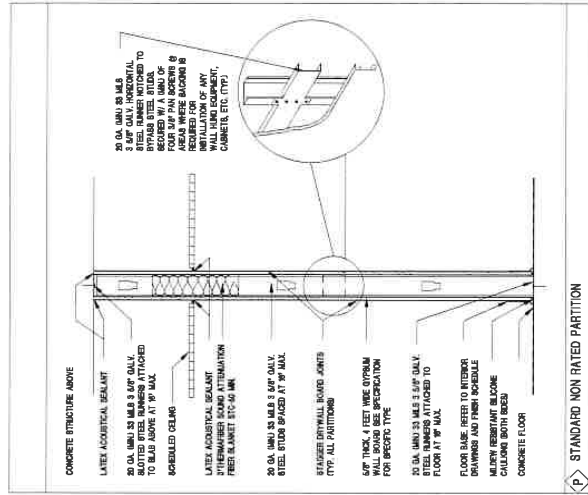
A1.1

THIS DRAWING IS THE PROPERTY OF NELSON ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF NELSON ENGINEERING, INC. A1.1



GLASS PANEL DETAIL

NEW GLASS PANEL DETAIL WITH BRACING
SCALE: 1/4" = 1'-0"



STANDARD NON RATED PARTITION

STANDARD NON RATED PARTITION
SCALE: 1/4" = 1'-0"



Scale



TOWN OF PEMBROKE PARK

BUILDING DEPARTMENT

3150 SW 52ND Avenue

Pembroke Park, FL 33023

954-966-4600

August 26, 2021

Mr. Paco Velez
Feeding South Florida
2501 SW 32 Terrace
Pembroke Park, FL 33023

**Re: Case #4343 at:
2701 SW 32 Terrace, Pembroke Park, Florida.**

Dear Mr. Velez,

Thank you for the opportunity to assist you in responding to your letter dated August 20, 2021, where you have requested additional time to the above violation/case. Therefore, our response is at follows:

Currently, the above referenced case is under a Final Order from the Special Magistrate (SM) since July 20, 2021, and its compliance date is scheduled for August 21, 2021. In addition, the only person authorized for the extension is the SM; thus, your extension will be presented to the SM at the next hearing on 09/15/2021, and he will make the decision to your 150 days extension request.

Furthermore, we value your involvement in the community and the positive effect your organization has in our town and the areas you constantly assist with your food bank. Therefore, we will strongly suggest that you continue in the compliance path, to avoid extensive fines, in the event that the SM denies or grant a reduced time as requested.

Furthermore, in the event that fines are assigned, and they continue to accrue, then, upon your compliance date, your organization will have the opportunity to request an abatement or reduction of fines to the SM, and at that time he will make the decision, based in the compliance historical path.

Mr. Velez, we wish you the best in your proactive and positive actions to the communities of South Florida and the Palm Beach County, and we value as a partner the Town of Pembroke Park and as a member of our community.

Finally, if you have any further questions or comments, please let us know your earliest convenience.

Sincerely,

Miguel A. Núñez, MPA, CBO, CFM
Chief Building Official
mnunez@tppfl.gov

Case Overview

Property/Incident Information

Owner	Address	Site Address
HEATON,SCOTT H/E MULLER,ALEX	3487 SW 52 AVE PEMBROKE PARK, FL 33023	3487 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5123 **Date Next Inspection** 9/15/2021

Notes

1. Exterior roof needs maintenance (pressure washing)
2. Balconies and common areas need maintenance (pressure washing)
3. Wooden fence needs maintenance (pressure washing and paint)
4. Shed require permit & inspections. Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/11/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
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: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0298 2079

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

OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

JENNINGS & VALANCY PA

N.O.V & N.O.H #5123, 5163, 5164,

5165, 5166, 5167, 5168, 5169

311 SE 13TH ST,

FORT LAUDERDALE, FL, 33316

PS Form 3800, Apr



7202 0350 0001 0297 8522

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
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Certified Mail Fee \$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage \$	
Total Postage and Fees \$ <u>7.33</u>	
Sent To	HEATON, SCOTT H/E
Street and Apt. No.,	MULLER, ALEX
City, State, Zip+4®	N.O.V & N.O.H #5123
	3487 SW 52 AVE,
	PEMROPKE PARK, FL, 33023
PS Form 3800, Ap	

AUG 3 2021
Postmark
Here

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
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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	\$
JENNINGS & VALANCY PA	
N.O.V & N.O.H #5123, 5163, 5164,	
5165, 5166, 5167, 5168, 5169	
311 SE 13 TH ST,	
FORT LAUDERDALE, FL, 33316	

PS Form 3800, Apr 2010



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>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>STARR CROMLEY</i> C. Date of Delivery <i>9-1-21</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: JENNINGS & VALANCY PA N.O.V & N.O.H #5123, 5163, 5164, 5165, 5166, 5167, 5168, 5169 311 SE 13TH ST, FORT LAUDERDALE, FL, 33316	
 9590 9402 6610 1028 6987 13	
2. Article Number (Transfer from service label) 7021 0350 0001 0298 2079	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 ☒ <i>AT Rt 27</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Conrad 19</i> C. Date of Delivery <i>9/2/21</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HEATON, SCOTT H/E MULLER, ALEX N.O.V & N.O.H #5123 3487 SW 52 AVE, PEMROPKE PARK, FL, 33023	
 9590 9402 6610 1028 6988 36	
2. Article Number (Transfer from service label) 7021 0350 0001 0297 8522	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/12/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

HEATON, SCOTT H/E
MULLER, ALEX

3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5123



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3487 SW 52 AVENUE, PEMBROKE PARK FL 33023-5418	ID #	5142 30 23 0440
Property Owner	HEATON, SCOTT H/E MULLER, ALEX	Millage	0613
Mailing Address	3487 SW 52 AVE PEMBROKE PARK FL 33023-5418	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 59 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 44,BLDG XI 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*	\$9,420	\$105,410	\$114,830	\$55,200	
2020	\$9,420	\$110,980	\$120,400	\$54,440	\$568.44
2019	\$9,420	\$105,700	\$115,120	\$53,220	\$567.56

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$114,830	\$114,830	\$114,830	\$114,830
Portability	0	0	0	0
Assessed/SOH 08	\$55,200	\$55,200	\$55,200	\$55,200
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$5,200	0	\$5,200	\$5,200
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$30,200	\$25,000	\$25,000

Sales History

Date	Type	Price	Book/Page or CIN
6/8/2007	WD-Q	\$144,900	44216 / 1009
3/12/2004	WD	\$97,900	37080 / 1937
5/24/2000	WD	\$65,000	30586 / 1571
12/1/1999	WD	\$300	30072 / 484
12/1/1985	WD	\$50,000	13042 / 678

Land Calculations

Price	Factor	Type
\$8.00	1,177	SF
Adj. Bldg. S.F. (Card, Sketch)		977
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1985/1984		

Special Assessments

[illegible]



[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
04/20/2005 -- ANNUAL REPORT	View image in PDF format
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
03/10/1999 -- ANNUAL REPORT	View image in PDF format
04/28/1998 -- ANNUAL REPORT	View image in PDF format
03/10/1997 -- ANNUAL REPORT	View image in PDF format
03/20/1996 -- ANNUAL REPORT	View image in PDF format
04/24/1995 -- ANNUAL REPORT	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SCOTT HEATON
ALEX MULLER)

Respondent

CASE NO. 5123

AFFIDAVIT OF SERVICE

TO BE SERVED: SCOTT HEATON, ALEX MULLER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3487 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SCOTT HEATON, ALEX MULLER AT 10:51 A.M. ON THE 7 DAY OF SEPTEMBER 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

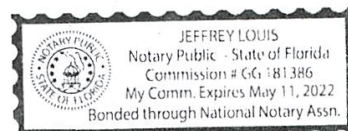
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, 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: 08/30/2021

Sent To:	Case #:
HEATON, SCOTT H E MULLER, ALEX 3487 SW 52 AVE PEMBROKE PARK, FL 33023	5123
Property Owner:	Certified Mail #:
HEATON, SCOTT H E MULLER, ALEX 3487 SW 52 AVE PEMBROKE PARK, FL 33023	
Property Description:	
514230230440	
Legal Description:	
HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 59 OF S 35 67 OF THE FOLLOWING PARCEL THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOOT RD AKA UNIT 44-BLDG XI OF HOLLY TREE PATIO VILLAS	
AKA:	
3487 SW 52 AVE, PEMBROKE PARK, FL 33023	
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/11/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:	

1 of 3

09/07/2021 10:51



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

HEATON,SCOTT H/E
MULLER,ALEX

3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5123

Property Owner:

HEATON,SCOTT H/E
MULLER,ALEX

3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230440

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E
33 OF W 59 OF S 35.67 OF THE
FOLLOWING PARCEL: THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 44,BLDG XI OF HOLLY
TREE PATIO VILLAS

AKA:

3487 SW 52 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/11/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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1. Exterior roof needs maintenance (pressure washing)
2. Balconies and common areas need maintenance (pressure washing)
3. Wooden fence needs maintenance (pressure washing and paint)
4. Shed require permit & inspections. 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 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

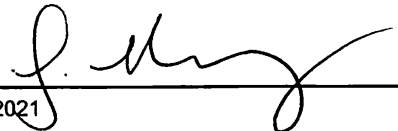
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/30/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: HEATON,SCOTT H/E
MULLER,ALEX
3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #: 5123

Date: 06/11/2020

Property Owner: HEATON,SCOTT H/E
MULLER,ALEX
3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Property Description: 514230230440

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 59 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 44,BLDG XI OF HOLLY TREE PATIO VILLAS

AKA: 3487 SW 52 AVE, PEMBROKE PARK, FL 33023

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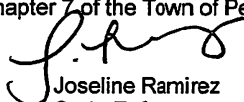
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Joseline Ramirez
Code Enforcement Officer













TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
SSN FAX

BUILDING PERMIT APPLICATION



Invoice 91832

1910580

PERMIT NO.

ZON-91832

APPLICATION NO.

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: ZONING					
JOB NAME: SCOTT HEATON					
JOB ADDRESS: 3487 SW 52 AVE					
OWNER NAME: HEATON,SCOTT H/E MULLER,ALEX					
OWNER ADDRESS: 3487 SW 52 AVE					
CITY: PEMBROKE PARK					
PHONE: 9546434929		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: SOUTHEASTERN FENCE CORP					
MAIL ADDRESS: 1600 NW 78 WAY					
CITY STATE ZIP: PEMBROKE PINES FL 33024					
PHONE: 7863069696		FAX: 9544546594		EMAIL: SOUTHEASTERNFENCE@GMAIL.CO	
CERT. COMPETENCY: N/A			STATE REGISTRATION: 19F16843X		
LOT: 000	BLOCK: 000	PRESENT USE: TOWNHOUSE		PROPOSED USE: TOWNHOUSE	
FOLIO NUMBER: 514230230440			SUBDIVISION: HOLLY TREE PATIO VILLAS		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 0		SQ.FT. / L.F.: 0			
DESCRIBE WORK: INSTALLATION OF 38" OF 6" HIGH BRONZE DURA FENCE WITH 12'3" OPENING WALK GATE.					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
MAFELI INVESTMENTS LLC	ARLEN HOUSE 500	3818 SW 52 AVE, PEMBROKE PARK, FL
	BAYVIEW DR #2031 SUNNY	33023 #3818 SW 52 AVE
	ISLES BEACH, FL 33160	

Legal Description

Case Status	Open	Case #	5127	Date Next Inspection	9/15/2021
--------------------	------	---------------	------	-----------------------------	-----------

Notes Contractors (EL Toston) repairing roof without Building Permits. STOP WORK ORDER.

1. Stop Work Order.
2. Obtain Building Permit & Inspections for Re-Roof repair.
3. Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/12/2020		Notice of Violation	Hand Regular Mail
8/27/2021	9/15/2021	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>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0297 8454

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

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

OFFICIAL USE

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

Postmark
 Here

Postage
 \$

Total Postage and Fees
 \$ 7.33
 Sent To

Street and Apt. No.,
 ARLEN HOUSE 500 BAYVIEW DR #2031,
 City, State, Zip+4®
 SUNNY ISLES BEACH, FL, 33160

PS Form 3800, April 2

7021 0350 0001 0297 8461

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

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

OFFICIAL USE

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

Postmark
 Here

Postage
 \$

Total Postage and Fees
 \$ 7.33
 Sent To

Street and Apt. No., or P.O. Box
 3818 SW 52 AVE,
 City, State, Zip+4®
 PEMBROKE PARK, FL, 33023

PS Form 3800, April 2

7021 0350 0001 0298 2055

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

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

OFFICIAL USE

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

Postmark
 Here

Postage
 \$

Total Postage and Fees
 \$ 7.33
 Sent To

Street and Apt. No.,
 255 ARGON AVE 2ND FLOOR.
 City, State, Zip+4®
 CORAL GABLES, FL, 33134

PS Form 3800, April 2

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so 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:

ABITOS PLLC
 N.O.V & N.O.H#5127
 255 ARGON AVE 2ND FLOOR.
 CORAL GABLES, FL, 33134



9590 9402 6610 1028 6986 83

2. Article Number (Transfer from service label)

7021 0350 0001 0298 2055

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

Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/15/2020

US POSTAGE \$000.50⁹



ZIP 33023
011D10656696

Sent To:

MAFELI INVESTMENTS LLC

3818 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5127



Site Address	3818 SW 52 AVENUE, PEMBROKE PARK FL 33023-6917	ID #	5142 30 22 0060
Property Owner	MAFELI INVESTMENTS LLC	Millage	0613
Mailing Address	ARLEN HOUSE 500 BAYVIEW DR #2031 SUNNY ISLES BEACH FL 33160	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 15 DESC AS, COMM AT SW COR OF LOT 15, ELY ALG S/L FOR 215.84, N 95 TO POB, CONT N FOR 72.04, ELY ALG N/L 25, SLY FOR 72.04, WLY 25.0 TO POB AKA: LOT 6 FOREST PARK VILLAS		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$9,010	\$125,800	\$134,810	\$129,610	
2020	\$9,010	\$132,360	\$141,370	\$117,830	\$2,696.12
2019	\$9,010	\$126,150	\$135,160	\$107,120	\$2,527.84

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$134,810	\$134,810	\$134,810	\$134,810
Portability	0	0	0	0
Assessed/SOH	\$129,610	\$134,810	\$129,610	\$129,610
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$129,610	\$134,810	\$129,610	\$129,610

Sales History

Date	Type	Price	Book/Page or CIN
8/26/2016	SWD-D	\$174,000	113979873
6/7/2016	CET-D	\$86,300	113773352
7/16/1998	WD	\$68,000	28607 / 427

Land Calculations

Price	Factor	Type
\$5.00	1,801	SF
Adj. Bldg. S.F. (Card, Sketch)		1151
Units		1
Eff./Act. Year Built: 1982/1981		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
MAFELI INVESTMENTS LLC

Filing Information

Document Number	L11000101999
FEI/EIN Number	99-0369042
Date Filed	09/06/2011
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/30/2011
Event Effective Date	NONE

Principal Address

ARLEN HOUSE 500 BAYVIEW DR
APT 2031
SUNNY ISLES, FL 33160

Changed: 08/24/2012

Mailing Address

ARLEN HOUSE 500 BAYVIEW DR
APT 2031
SUNNY ISLES, FL 33160

Changed: 08/24/2012

Registered Agent Name & Address

ABITOS PLLC
255 ARAGON AVENUE 2ND FLOOR
CORAL GABLES, FL 33134

Name Changed: 03/25/2020

Address Changed: 03/25/2020

Authorized Person(s) Detail

Name & Address

Title MGR

GUILLON, MARIA

ARLEN HOUSE 500 BAYVIEW DR APT 2031
SUNNY ISLES, FL 33160

Annual Reports

Report Year	Filed Date
2019	02/20/2019
2020	03/25/2020
2021	03/15/2021

Document Images

03/15/2021 -- ANNUAL REPORT	View image in PDF format
03/25/2020 -- ANNUAL REPORT	View image in PDF format
02/20/2019 -- ANNUAL REPORT	View image in PDF format
04/10/2018 -- ANNUAL REPORT	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/17/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
03/18/2013 -- ANNUAL REPORT	View image in PDF format
04/20/2012 -- ANNUAL REPORT	View image in PDF format
09/30/2011 -- LC Amendment	View image in PDF format
09/06/2011 -- Florida Limited Liability	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MAFELI INVESTMENTS LLC)

CASE NO. 5127

Respondent

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

TO BE SERVED: MAFELI INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3818 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MAFELI INVESTMENTS LLC AT 11:11 A.M.
ON THE 7 DAY OF SEPTEMBER 2021.

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

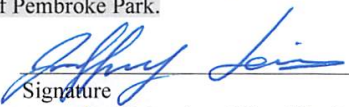
T Y P E O F S E R V I C E

- () 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

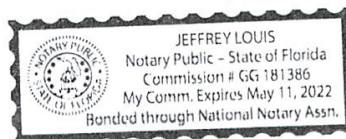
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 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:
08/27/2021

Sent To:
MAFELI INVESTMENTS LLC
ARLEN HOUSE 500 BAYVIEW DR #2031
SUNNY ISLES BEACH, FL 33160

Case #:
5127

Property Owner:
MAFELI INVESTMENTS LLC
ARLEN HOUSE 500 BAYVIEW DR #2031
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:
514230220060

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 15 DESC AS COMM AT SW
COR OF LOT 15, ELY ALG S/L FOR
215.84 N 95 TO POB, CONT N FOR
72.04, ELY ALG N/L 25 SLY FOR 72.04, WLY
25.0 TO POB AKA: LOT 6 FOREST PARK
VILLAS

AKA:
3818 SW 52 AVE, PEMBROKE PARK, FL
33023 #3818 SW 52 AVE

09/07/2021 11:11

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/12/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING	Sec 5-105 - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of this building	30





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/27/2021

Sent To:

MAFELI INVESTMENTS LLC

ARLEN HOUSE 500 BAYVIEW DR #2031
SUNNY ISLES BEACH, FL 33160

Case #:

5127

Property Owner:

MAFELI INVESTMENTS LLC

ARLEN HOUSE 500 BAYVIEW DR #2031
SUNNY ISLES BEACH, FL 33160

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HOLLYWOOD RIDGE FARMS 2-16 MISC
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COR OF LOT 15, ELY ALG S/L FOR
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25.0 TO POB AKA: LOT 6 FOREST PARK
VILLAS

AKA:

3818 SW 52 AVE, PEMBROKE PARK, FL
33023 #3818 SW 52 AVE

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions:	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
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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.

Contractors (EL Toston) repairing roof without Building Permits. STOP WORK ORDER.

1. Stop Work Order.
2. Obtain Building Permit & Inspections for Re-Roof repair.
3. 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 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

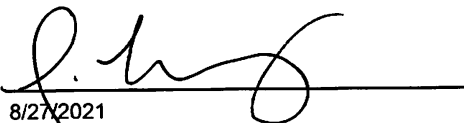
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/27/2021



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Mafel Investments LLC
Site Address 3818 SW 52 Ave
Permit # _____

Date 6/12/20
Case # _____
Sub/Parc Forest Park Villas

☒ *STOP ALL WORK

☒ No Building Permit

☒ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-2(a)(b)

☐ 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 (El Toston) repairing roof without Building permits. STOP WORK ORDER

Corrective Action(s)

Contractors must obtain permits and inspections from Building Dept.

☒ Structural

☐ Code Enf.

☐ Plumbing

☐ Zoning

☐ Mechanical

☐ Business Tax Receipt

☐ Electrical

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

☒ Code Enforcement Ext.215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

[Signature]
Received by

White: Original Copy

Yellow: Officer's Copy

Pink: Violator



11/3/20
Permit # 1910653-0
Re-Roof

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MAFELI INVESTMENTS LLC	5127	06/12/2020
3818 SW 52 AVE PEMBROKE PARK, FL 33023		
Property Owner:	Property Description:	Certified Mail #:
MAFELI INVESTMENTS LLC	514230220060	
3818 SW 52 AVE PEMBROKE PARK, FL 33023		
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 15 DESC AS, COMM AT SW COR OF LOT 15, ELY ALG S/L FOR 215.84, N 95 TO POB, CONT N FOR 72.04, ELY ALG N/L 25, SLY FOR 72.04, WLY 25.0 TO POB AKA: LOT 6 FOREST PARK VILLAS	3818 SW 52 AVE, PEMBROKE PARK, FL 33023	

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

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:

Contractors (EL Toston) repairing roof without Building Permits. STOP WORK ORDER.

1. Stop Work Order.
2. Obtain Building Permit & Inspections for Re-Roof repair.
3. Double permit fee has been assessed.

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

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



Joseline Ramirez
Code Enforcement Officer















TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910653-0**

Job Address:

3818 SW 52 AVE

Job Name: MAFELI INVESTMENTS LLC

Permit Status: Expired

Permit Issued Date: 9/18/2020 11:21:57 AM

Submitted Into Plan Review Date: 8/26/2020 2:01:37 PM

Application Date: 8/26/2020 12:54:16 PM

Difference Between Application to Plan Review: 0 Day(s)

Difference Between Plan Review to Permit Issued: 23 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	8/26/2020 7:49:45 PM
ZONING	Approved	8/26/2020 4:41:12 PM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-
3311 FAX



BUILDING PERMIT APPLICATION

1910653

PERMIT NO.

ZON-92021

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: MAFELI INVESTMENTS LLC					
JOB ADDRESS: 3818 SW 52 AVE					
OWNER NAME: MAFELI INVESTMENTS LLC					
OWNER ADDRESS: 3818 SW 52 AVE					
CITY: PEMBROKE PARK					
PHONE: 3055494080		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: BENITEZ AND BENITEZ INC					
MAIL ADDRESS: 9980 SW 26 TER					
CITY STATE ZIP: MIAMI FL 33165					
PHONE: 3059709005		FAX:		EMAIL: BENI4911@BELLSOUTH.NET	
CERT. COMPETENCY: CCC1326611			STATE REGISTRATION: N/A		
LOT: 000	BLOCK: 000	PRESENT USE: TOWNHOMES		PROPOSED USE: TOWNHOMES	
FOLIO NUMBER: 514230220060			SUBDIVISION: FOREST PARK VILLAS		
NO. OF STORIES: 2		OFFICES: 0	FAMILIES: 2	BEDROOMS: 0	BATHS: 0
TYPE OF WORK:		N/A	N/A	N/A	REPAIR
JOB COST: 0		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: RE-ROOF FLAT					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
BROWN, BRANDON C	1000 MIMOSA DR MACEDONIA, OH 44056	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 5-5 #Park Pointe

Legal Description

Case Status	Open	Case #	5140	Date Next Inspection	9/15/2021
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. A/C Replacement with no permit. Obtain permits & inspections.
2. Wooden fence installed with no permit. Obtain permits & inspections. permit completed. ✓
3. Paint job not complete - Pressure wash and paint Town Home. Re-inspection required.
4. Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/18/2020		Notice of Violation	Regular Mail
8/31/2021	9/15/2021	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>
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: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bul...	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021

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: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0298 2086

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

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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
 \$ 8.56

Sent To **STRANDED CONCEPTS LLC**
 N.O.V & N.O.H#5140, 5141, 5142, 5143
 19821 NW 2ND AVE BOX 373,
 MIAMI GARDENS, FL, 33169

City, State, ZIP+4®

PS Form 3800, Apr.

Postmark Here
 AUG 31 2021

7021 0350 0001 0298 2102

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

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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
 \$ 7.33

Sent To **BROWN, BRANDON C**
 N.O.V & N.O.H#5140
 3911 SW 52 AVE BUILD 5 UNIT 5,
 PEMBROKE PARK, FL, 33023

City, State, ZIP+4®

PS Form 3800, Apr.

Postmark Here
 AUG 31 2021

7021 0350 0001 0298 2116

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

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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
 \$ 7.33

Sent To **BROWN, BRANDON C**
 N.O.V & N.O.H#5140
 1000 MIMOSA DR,
 MACEDONA, OH, 44056

City, State, ZIP+4®

PS Form 3800, Apr.

Postmark Here
 AUG 31 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 X <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: STRANDED CONCEPTS LLC N.O.V & N.O.H#5140, 5141, 5142, 5143 19821 NW 2 ND AVE BOX 373, MIAMI GARDENS, FL, 33169		B. Received by (Printed Name) <i>Dorian Ph...</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 6610 1028 6987 20		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) 7021 0350 0001 0298 2086		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>AT Rt 27</i> ☐ Agent ☒ Addressee	
1. Article Addressed to: BROWN, BRANDON C N.O.V & N.O.H#5140 3911 SW 52 AVE BUILD 5 UNIT 5, PEMBROKE PARK, FL, 33023		B. Received by (Printed Name) <i>Covid 19</i> C. Date of Delivery <i>9/2/21</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 6610 1028 6987 44		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) 7021 0350 0001 0298 2109		Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

TOWN OF PEMBROKE PARK

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

NOV #5140

Hasler

FIRST-CLASS MAIL

07/09/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Brandon Brown
3911 SW 52 Ave, Bldg 5, Unit 5
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

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

NOV 5140

Hasler

FIRST-CLASS MAIL

06/18/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Brandon Brown
3911 SW 52 Ave
Pembroke Park, FL 33023

N OF PEMBROKE PARK
52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5140

Hasler

FIRST-CLASS MAIL

06/18/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

BROWN, BRANDON C

1000 MIMOSA DR
MACEDONIA, OH 44056

Case #:

5140



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3911 SW 52 AVENUE #5-5, PEMBROKE PARK FL 33023-6947	ID #	5142 30 24 0055
Property Owner	BROWN, BRANDON C	Millage	0613
Mailing Address	1000 MIMOSA DR MACEDONIA OH 44056-2392	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS, COMM AT NW COR OF LOT 21 B, ELY ALG N/L FOR 506.02, SLY 129.59 TO POB, ELY 65.56, SLY 23.33, WLY 65.53, NLY 23.33 TO POB AKA: UNIT 5 BUILDING 5 PARK POINTE TOWNHOMES		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$10,700	\$145,740	\$156,440	\$130,770	
2020	\$10,700	\$144,190	\$154,890	\$118,890	\$2,800.04
2019	\$10,700	\$142,250	\$152,950	\$108,090	\$2,662.38

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$156,440	\$156,440	\$156,440	\$156,440
Portability	0	0	0	0
Assessed/SOH	\$130,770	\$156,440	\$130,770	\$130,770
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	\$130,770	\$156,440	\$130,770	\$130,770

Sales History

Date	Type	Price	Book/Page or CIN
4/1/1991	WD	\$75,000	18309 / 300

Land Calculations

Price	Factor	Type
\$7.00	1,529	SF
Adj. Bldg. S.F. (Card, Sketch)		1292
Units		1
Eff./Act. Year Built: 1995/1994		

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
PARK POINTE HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number	N11891
FEI/EIN Number	65-0324581
Date Filed	11/04/1985
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/27/2019
Event Effective Date	NONE

Principal Address

3911 S.W. 52ND AVENUE
PEMBROKE PARK, FL 33023

Changed: 04/23/2013

Mailing Address

C/o Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Changed: 05/13/2014

Registered Agent Name & Address

Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Name Changed: 05/13/2014

Address Changed: 04/23/2015

Officer/Director Detail

Name & Address

Title Director / President

Angervil, Erick

C/o Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Title Director / Secretary

DAWSON, DARYL
19821 NW 2nd Ave Box # 373
Miami Gardens, FL 33169

Title Director/Vice-President

MACHANETO, GEORGIO
C/o Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Annual Reports

Report Year	Filed Date
2016	05/18/2016
2017	07/06/2017
2018	06/13/2018

Document Images

06/13/2018 -- ANNUAL REPORT	View image in PDF format
07/06/2017 -- ANNUAL REPORT	View image in PDF format
05/18/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
05/13/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
03/09/2012 -- ANNUAL REPORT	View image in PDF format
03/14/2011 -- ANNUAL REPORT	View image in PDF format
09/13/2010 -- Reg. Agent Change	View image in PDF format
04/01/2010 -- ANNUAL REPORT	View image in PDF format
02/17/2009 -- ANNUAL REPORT	View image in PDF format
02/15/2008 -- ANNUAL REPORT	View image in PDF format
02/09/2007 -- ANNUAL REPORT	View image in PDF format
03/08/2006 -- ANNUAL REPORT	View image in PDF format
03/16/2005 -- ANNUAL REPORT	View image in PDF format
03/15/2004 -- ANNUAL REPORT	View image in PDF format
09/11/2003 -- REINSTATEMENT	View image in PDF format
04/17/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
BRANDON C BROWN	)	CASE NO. 5140
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: BRANDON C BROWN
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING
ADDRESS: 3911 SW 52 AVE, UNIT 5, BLDG 5, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BRANDON C BROWN AT
11:35 A.M. ON THE 7 DAY OF SEPTEMBER 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.



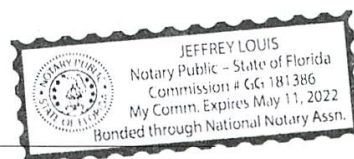
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.



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



3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/31/2021

Sent To:

BROWN,BRANDON C

1000 MIMOSA DR
MACEDONIA, OH 44056

Case #:

5140

Property Owner:

BROWN,BRANDON C

1000 MIMOSA DR
MACEDONIA, OH 44056

Certified Mail #:

Property Description:

514230240055

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS, COMM AT NW
COR OF LOT 21 B, ELY ALG N/L FOR
506.02, SLY 129.59 TO POB, ELY 65.56, SLY
23.33, WLY 65.53, NLY 23.33 TO POB AKA:
UNIT 5 BUILDING 5 PARK POINTE
TOWNHOMES

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 5-5 #Park Pointe

09/07/2021 11:35





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/31/2021

Sent To:

BROWN,BRANDON C

1000 MIMOSA DR
MACEDONIA, OH 44056

Case #:

5140

Property Owner:

BROWN,BRANDON C

1000 MIMOSA DR
MACEDONIA, OH 44056

Certified Mail #:

Property Description:

514230240055

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS, COMM AT NW
COR OF LOT 21 B, ELY ALG N/L FOR
506.02, SLY 129.59 TO POB, ELY 65.56, SLY
23.33, WLY 65.53, NLY 23.33 TO POB AKA:
UNIT 5 BUILDING 5 PARK POINTE
TOWNHOMES

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 5-5 #Park Pointe

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	60
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	60
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60

BUILDING AND BUILDING
REGULATIONS

Sec. 5-2. -
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:

60

(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.

60

(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. A/C Replacement with no permit. Obtain permits & inspections.
2. Wooden fence installed with no permit. Obtain permits & inspections. permit completed.
3. Paint job not complete - Pressure wash and paint Town Home. Re-inspection required.
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 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

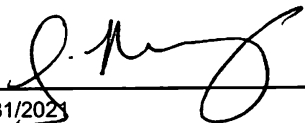
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/31/2021



11/3/20
Process #
92242
Fence

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: BROWN, BRANDON C
1000 MIMOSA DR
MACEDONIA, OH 44056

Case #: 5140

Date: 06/18/2020

Property Owner: BROWN, BRANDON C
1000 MIMOSA DR
MACEDONIA, OH 44056

Property Description: 514230240055

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS, COMM AT NW COR OF LOT 21 B, ELY ALG N/L FOR 506.02, SLY 129.59 TO POB, ELY 65.56, SLY 23.33, WLY 65.53, NLY 23.33 TO POB AKA: UNIT 5 BUILDING 5 PARK POINTE TOWNHOMES

AKA: 3911 SW 52 AVE, PEMBROKE PARK, FL 33023 5-5 #Park Pointe

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	The exterior of all bul... Repairs and installations shall be made so as to comply with the provisions 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:

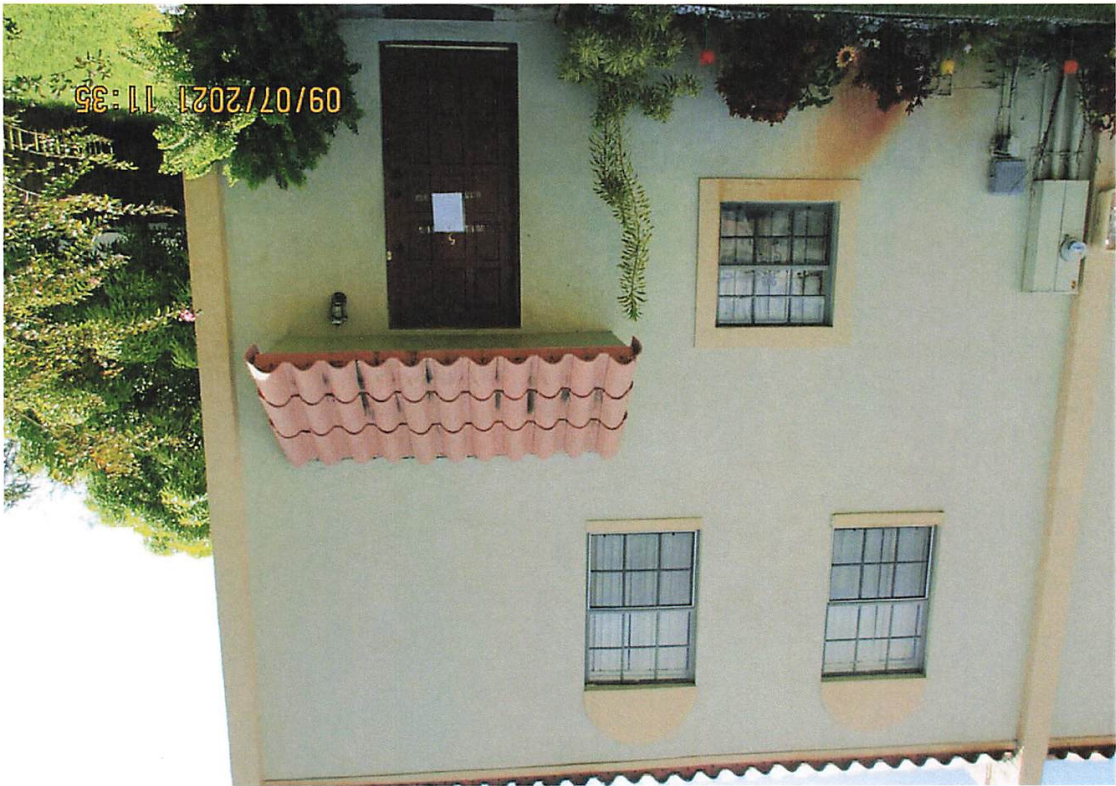
1. A/C Replacement with no permit. Obtain permits & inspections.
2. Wooden fence installed with no permit. Obtain permits & inspections.
3. Paint job not complete - Pressure wash and paint Town Home.
4. Double permit fee has been assessed.

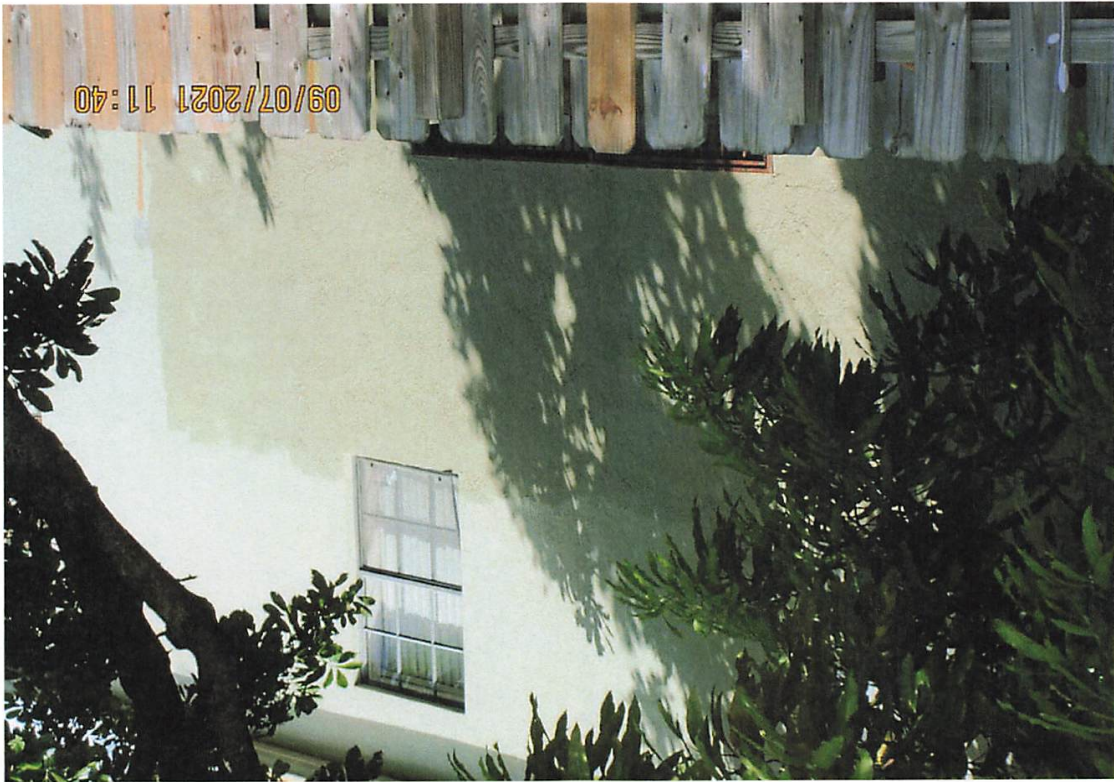
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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













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: **1910736-0**

Job Address:

3911 SW 52 AVE, Bldg 5 unit 5

Job Name: Brandon Brown

Permit Status: Permit Complete

Permit Issued Date: 12/9/2020 10:23:07 AM

Submitted Into Plan Review Date: 10/23/2020 3:04:34 PM

Application Date: 10/23/2020 3:00:39 PM

Difference Between Application to Plan Review: 0 Day(s)

Difference Between Plan Review to Permit Issued: 47 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	10/23/2020 4:14:56 PM
ZONING	Approved	10/27/2020 11:23:35 AM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5911 FAX



BUILDING PERMIT APPLICATION

1910736

PERMIT NO.

ZON-92243

APPLICATION NO.

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: ZONING					
JOB NAME: Brandon Brown					
JOB ADDRESS: 3911 SW 52 AVE, Bldg 5 unit 5					
OWNER NAME: BROWN,BRANDON C					
OWNER ADDRESS: 1000 MIMOSA DR					
CITY: MACEDONIA					
PHONE: 3305546191		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: MACAYA CONSTRUCTION GROUP LLC					
MAIL ADDRESS: 322 NE 80 TER					
CITY STATE ZIP: MIAMI FL 33138					
PHONE: 9543043121		FAX:		EMAIL: MACAYACBOLIB@YAHOO.COM	
CERT. COMPETENCY: CGC1516005			STATE REGISTRATION: N/A		
LOT: 5-5	BLOCK: 0	PRESENT USE: Town Home		PROPOSED USE: Town Home	
FOLIO NUMBER: 514230240055			SUBDIVISION: Park Pointe		
NO. OF STORIES: 2		OFFICES: 0	FAMILIES: 2	BEDROOMS: 2	BATHS: 2
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 1500		SQ.FT. / L.F.: 0			
DESCRIBE WORK: Repair wooden fence - Change existing fence from shadow box to board on board					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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



R203 Permit Messages For Permit (1910736-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
89154	Fencing - Footings	1/13/2021	Pass
	PASS ACCORDING		
89263	Fencing/ Gates - Final	1/20/2021	Pass
	PASS ACCORDING ,,,,CORNER UNIT 2- STY REAR		
Zoning Inspection			
88869	Final Zoning	12/22/2020	Pass

Case Overview

Property/Incident Information

Owner	Address	Site Address
MC GILL, STEPHON E	3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5 #Park Pointe

Legal Description

Case Status Open **Case #** 5141 **Date Next Inspection** 9/15/2021

Notes

1. Wooden fence installed without permit. Obtain permit & inspections. Permit completed. — *COMPLIED*
2. Plumbing on backend of home done without permit. Obtain permit & inspections.
3. Electrical on backend of home done without permit. Obtain permits & inspections.
4. Roof tiles missing in front of home - Replace with new tiles. Re-inspection required. — *COMPLIED*
5. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/18/2020		Notice of Violation	Regular Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 9/15/2021
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7021 0350 0001 0298 2086

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 8.56
Sent To	STRANDED CONCEPTS LLC
Street and Apt. No.,	N.O.V & N.O.H#5140, 5141, 5142, 5143
City, State, ZIP+4®	19821 NW 2 ND AVE BOX 373, MIAMI GARDENS, FL, 33169
PS Form 3800, April 2010	



7021 0350 0001 0298 2093

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 7.33
Sent To	MCGILL, STEPHON E
Street and Apt. No.,	N.O.V & N.O.H#5141
City, State, ZIP+4®	3911 SW 52 AVE BUILD 5 UNIT 4, PEMBROKE PARK, FL, 33023
PS Form 3800, April 2010	



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: STRANDED CONCEPTS LLC N.O.V & N.O.H#5140, 5141, 5142, 5143 19821 NW 2 ND AVE BOX 373, MIAMI GARDENS, FL, 33169		B. Received by (Printed Name) <i>Dr. An P. Michael</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 6610 1028 6987 20		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) 7021 0350 0001 0298 2086		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>AT R...</i> ☐ Agent ☒ Addressee	
1. Article Addressed to: MCGILL, STEPHON E N.O.V & N.O.H#5141 3911 SW 52 AVE BUILD 5 UNIT 4, PEMBROKE PARK, FL, 33023		B. Received by (Printed Name) <i>Cov. d. 19</i> C. Date of Delivery <i>9/2/21</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 6610 1028 6987 37		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) 7021 0350 0001 0298 2093		Restricted Delivery	

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

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/18/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

Case #:

MCGILL, STEPHON E

5141

3911 SW 52 AVE UNIT 4
PEMBROKE PINES, FL 33023

TOWN OF PEMBROKE PARK

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

NOV # 5143, # 5140, # 5142, # 5141

Hasler

FIRST-CLASS MAIL

06/18/2020

US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

Park Pointe HOA INC
19821 NW 2 Ave Box 373
Miami, FL 33169



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3911 SW 52 AVENUE #4-5, PEMBROKE PARK FL 33023	ID #	5142 30 24 0054
Property Owner	MCGILL, STEPHON E	Millage	0613
Mailing Address	3911 SW 52 AVE UNIT 4 PEMBROKE PARK FL 33023-6947	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS, COMM AT NW COR OF LOT 21 B, ELY ALG N/L FOR 506.02, SLY 107.59 TO POB, ELY 65.59, SLY 22.00 WLY 65.56, NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$10,100	\$145,740	\$155,840	\$68,270	
2020	\$10,100	\$144,190	\$154,290	\$67,330	\$652.29
2019	\$10,100	\$142,250	\$152,350	\$65,820	\$652.48

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$155,840	\$155,840	\$155,840	\$155,840
Portability	0	0	0	0
Assessed/SOH 10	\$68,270	\$68,270	\$68,270	\$68,270
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$18,270	0	\$18,270	\$18,270
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$43,270	\$25,000	\$25,000

Sales History

Date	Type	Price	Book/Page or CIN
9/28/1995	WD	\$61,500	24167 / 521

Land Calculations

Price	Factor	Type
\$7.00	1,443	SF
Adj. Bldg. S.F. (Card, Sketch)		1292
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1995/1994		

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
PARK POINTE HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number	N11891
FEI/EIN Number	65-0324581
Date Filed	11/04/1985
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/27/2019
Event Effective Date	NONE

Principal Address

3911 S.W. 52ND AVENUE
PEMBROKE PARK, FL 33023

Changed: 04/23/2013

Mailing Address

C/o Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Changed: 05/13/2014

Registered Agent Name & Address

Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Name Changed: 05/13/2014

Address Changed: 04/23/2015

Officer/Director Detail

Name & Address

Title Director / President

Angervil, Erick

C/o Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Title Director / Secretary

DAWSON, DARYL
19821 NW 2nd Ave Box # 373
Miami Gardens, FL 33169

Title Director/Vice-President

MACHANETO, GEORGIO
C/o Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Annual Reports

Report Year	Filed Date
2016	05/18/2016
2017	07/06/2017
2018	06/13/2018

Document Images

06/13/2018 -- ANNUAL REPORT	View image in PDF format
07/06/2017 -- ANNUAL REPORT	View image in PDF format
05/18/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
05/13/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
03/09/2012 -- ANNUAL REPORT	View image in PDF format
03/14/2011 -- ANNUAL REPORT	View image in PDF format
09/13/2010 -- Reg. Agent Change	View image in PDF format
04/01/2010 -- ANNUAL REPORT	View image in PDF format
02/17/2009 -- ANNUAL REPORT	View image in PDF format
02/15/2008 -- ANNUAL REPORT	View image in PDF format
02/09/2007 -- ANNUAL REPORT	View image in PDF format
03/08/2006 -- ANNUAL REPORT	View image in PDF format
03/16/2005 -- ANNUAL REPORT	View image in PDF format
03/15/2004 -- ANNUAL REPORT	View image in PDF format
09/11/2003 -- REINSTATEMENT	View image in PDF format
04/17/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

STEPHONE E MCGILL)

CASE NO. 5141

Respondent

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

TO BE SERVED: STEPHONE E MCGILL

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3911 SW 52 AVE, UNIT 4, BLDG 5, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: STEPHONE E MCGILL AT 11:22 A.M. ON THE 7 DAY OF SEPTEMBER 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

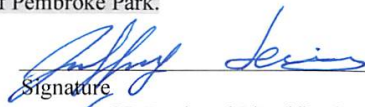
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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.

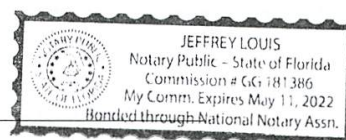


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 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:
08/31/2021

Sent To:
MCGILL,STEPHON E
3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Case #:
5141

Property Owner:
MCGILL,STEPHON E
3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230240054

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS, COMM AT NW
COR OF LOT 21 B, ELY ALG N/L FOR
506.02, SLY 107.59 TO POB, ELY 65.59, SLY
22.00 WLY 65.56, NLY 22.00 TO POB AKA:
UNIT 4 BUILDING 5 PARK POINTE
TOWNHOMES

AKA:
3911 SW 52 AVE, PEMBROKE PARK, FL
33023 4-5 #Park Pointe

09/07/2021 11:22

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/31/2021

Sent To:

MCGILL,STEPHON E

3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Case #:

5141

Property Owner:

MCGILL,STEPHON E

3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

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HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS COMM AT NW
COR OF LOT 21 B, ELY ALG N/L FOR
506.02, SLY 107.59 TO POB, ELY 65.59, SLY
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UNIT 4 BUILDING 5 PARK POINTE
TOWNHOMES

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 4-5 #Park Pointe

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions:	60
-----------------------------------	---	---	----

(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.	60
-----------------------------------	---	---	----

(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. Wooden fence installed without permit. Obtain permit & inspections. Permit completed.
2. Plumbing on backend of home done without permit. Obtain permit & inspections.
3. Electrical on backend of home done without permit. Obtain permits & inspections.
4. Roof tiles missing in front of home - Replace with new tiles. Re-inspection required.
5. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/31/2021



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

11/3/20
Permit 1910613-D
Process Fence
Permit # 192084
Electrical

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

MCGILL,STEPHON E
3911 SW 52 AVE UNIT 4
PEMBROKE PINES, FL 33023

Case #:

5141

Date:

06/18/2020

Property Owner:

MCGILL,STEPHON E
3911 SW 52 AVE UNIT 4
PEMBROKE PINES, FL 33023

Property Description:

514230240054

Certified Mail #:**Legal Description:**

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS,COMM AT NW
COR OF LOT 21 B,ELY ALG N/L FOR
506.02,SLY 107.59 TO POB,ELY 65.59,SLY
22.00 WLY 65.56,NLY 22.00 TO POB AKA:
UNIT 4 BUILDING 5 PARK POINTE
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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

Notes/Mean of Correction:

1. Wooden fence installed without permit. Obtain permit & inspections. - *Completed.*
2. Plumbing on backend of home done without permit. Obtain permit & inspections.
3. Electrical on backend of home done without permit. Obtain permits & inspections.
4. Roof tiles missing in front of home - Replace with new tiles.
5. Double permit fee assessed.

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

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



Joseline Ramirez
Code Enforcement Officer











TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910613-0**

Job Address:

3911 SW 52 AVE,UNIT # 4-5

Job Name: MCGILL,STEPHON E

Permit Status: Permit Complete

Permit Issued Date:8/13/2020 12:18:10 PM

Submitted Into Plan Review Date:8/7/2020 4:01:31 PM

Application Date: 8/7/2020 4:00:00 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 6 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	8/7/2020 4:08:03 PM
ZONING	Approved	8/10/2020 11:57:29 AM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
3310 FAX



BUILDING PERMIT APPLICATION

1910613

PERMIT NO.

ZON-91958

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: MCGILL,STEPHON E					
JOB ADDRESS: 3911 SW 52 AVE,UNIT # 4-5					
OWNER NAME: MCGILL,STEPHON E					
OWNER ADDRESS: 3911 SW 52 AVE UNIT 4					
CITY: PEMBROKE PARK					
PHONE: 3057466052		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: PERPETUAL ADVANCEMENT ENTERPRISES INC					
MAIL ADDRESS: 1600 NW 3 AVE BUILDING D					
CITY STATE ZIP: MIAMI FL 33136					
PHONE: 3058042812		FAX: 3059272700		EMAIL: PAE2006@ATT.NET	
CERT. COMPETENCY: CGC1518664			STATE REGISTRATION: N/A		
LOT: 000	BLOCK: 000	PRESENT USE: TOWNHOMES		PROPOSED USE: TOWNHOMES	
FOLIO NUMBER: 514230240054			SUBDIVISION: PARK POINTE		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 0		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: REPLACE WOOD FEN @ EAST OF PROPERTY LINE					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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



R203 Permit Messages For Permit (1910613-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
86466	Fencing - Footings	8/19/2020	Pass
	Post holes reveal to indicated depth		
86636	Fencing/ Gates - Final	8/26/2020	Pass
	TO PLANS REAR RESIDENTIAL		
Zoning Inspection			
86465	Final Zoning	8/17/2020	Pass

Case Overview

Property/Incident Information

Owner	Address	Site Address
FANFAN, CATHERINE S & DANIEL	3911 SW 52 AVE PEMBROKE PARK, FL 33023	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 3-5 #Park Pointe

Legal Description

Case Status Open **Case #** 5142 **Date Next Inspection** 9/15/2021

Notes

1. A/C replacement done without permit. Obtain permits & inspections.
2. Electrical work on backend of home done without permits. Obtain permits & inspections. Per owner, it belongs to the neighbor. *Does not apply*
3. Wooden fence in need of maintenance - (i.e. wash, repair, paint, etc.). Re-inspection required. *COMPLIED*
4. Exterior walls require paint job. Re-inspection required. *Complied*
5. Roof tiles missing in front of home - Replace with new tiles. Re-inspection required. *Complied*
6. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/18/2020		Notice of Violation	Regular Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 9/15/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 9/15/2021
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7021 0350 0001 0298 2086

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

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

Postage

\$

Total Postage and Fee

\$ 8.56

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

STRANDED CONCEPTS LLC
N.O.V & N.O.H#5140, 5141, 5142, 5143
19821 NW 2ND AVE BOX 373,
MIAMI GARDENS, FL, 33169

Postmark
Here

AUG 31 2021

7021 0350 0001 0298 2123

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

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

Postage

\$

Total Postage and Fee

\$ 7.33

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

FANFAN, CATHERINE AND DANIEL
N.O.V & N.O.H#5142
3911 SW 52 AVE BUILD 5 UNIT 3,
PEMBROKE PARK, FL, 33023

Postmark
Here

AUG 31 2021

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so 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:

FANFAN, CATHERINE & DANIEL
N.O.V & N.O.H#5142
3911 SW 52 AVE BUILD 5 UNIT 3,
PEMBROKE PARK, FL, 33023



9590 9402 6610 1028 6987 68

2. Article Number (Transfer from service label)

7021 0350 0001 0298 2123

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X AT Rt 27

☐ Agent☒ Addressee

B. Received by (Printed Name)

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☐ 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:

STRANDED CONCEPTS LLC
N.O.V & N.O.H#5140, 5141, 5142, 5143
19821 NW 2ND AVE BOX 373,
MIAMI GARDENS, FL, 33169



9590 9402 6610 1028 6987 20

2. Article Number (Transfer from service label)

7021 0350 0001 0298 2086

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X B. M. M. M.

☐ Agent☐ Addressee

B. Received by (Printed Name)

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☐ 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 # 5143, # 5140, # 5142, # 5141

Park Pointe HOA INC
19821 NW 2 Ave Box 373
Miami, FL 33169

Hasler

FIRST-CLASS MAIL

06/18/2020

US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/18/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

FANFAN, CATHERINE S & DANIEL

3911 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5142



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3911 SW 52 AVENUE #3-5, PEMBROKE PARK FL 33023-6947	ID #	5142 30 24 0053
Property Owner	FANFAN, CATHERINE S & DANIEL	Millage	0613
Mailing Address	3911 SW 52 AVE PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS, COMM AT NW COR OF LOT 21 B, E ALG N/L FOR 571.78, SLY 85.59 TO POB, ELY 65.63, SLY 22.00, WLY 65.59, NLY 22.00 TO POB AKA: UNIT 3 BUILDING 5 PARK POINTE TOWNHOMES		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$10,110	\$146,250	\$156,360	\$68,400	
2020	\$10,110	\$144,700	\$154,810	\$67,460	\$653.14
2019	\$10,110	\$142,760	\$152,870	\$65,950	\$653.35

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$156,360	\$156,360	\$156,360	\$156,360
Portability	0	0	0	0
Assessed/SOH 10	\$68,400	\$68,400	\$68,400	\$68,400
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$18,400	0	\$18,400	\$18,400
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$43,400	\$25,000	\$25,000

Sales History

Date	Type	Price	Book/Page or CIN
7/6/2009	SWD-D	\$49,900	46497 / 912
5/28/2008	CET-T	\$100	45455 / 291
9/12/2007	QCD-T	\$100	44601 / 297
4/12/2007	QCD-T	\$100	43895 / 1372
1/9/2004	WD	\$93,000	36806 / 1259

Land Calculations

Price	Factor	Type
\$7.00	1,444	SF
Adj. Bldg. S.F. (Card, Sketch)		1292
Units		1
Eff./Act. Year Built: 1995/1994		

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
PARK POINTE HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number	N11891
FEI/EIN Number	65-0324581
Date Filed	11/04/1985
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/27/2019
Event Effective Date	NONE

Principal Address

3911 S.W. 52ND AVENUE
PEMBROKE PARK, FL 33023

Changed: 04/23/2013

Mailing Address

C/o Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Changed: 05/13/2014

Registered Agent Name & Address

Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Name Changed: 05/13/2014

Address Changed: 04/23/2015

Officer/Director Detail

Name & Address

Title Director / President

Angervil, Erick

C/o Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Title Director / Secretary

DAWSON, DARYL
19821 NW 2nd Ave Box # 373
Miami Gardens, FL 33169

Title Director/Vice-President

MACHANETO, GEORGIO
C/o Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Annual Reports

Report Year	Filed Date
2016	05/18/2016
2017	07/06/2017
2018	06/13/2018

Document Images

06/13/2018 -- ANNUAL REPORT	View image in PDF format
07/06/2017 -- ANNUAL REPORT	View image in PDF format
05/18/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
05/13/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
03/09/2012 -- ANNUAL REPORT	View image in PDF format
03/14/2011 -- ANNUAL REPORT	View image in PDF format
09/13/2010 -- Reg. Agent Change	View image in PDF format
04/01/2010 -- ANNUAL REPORT	View image in PDF format
02/17/2009 -- ANNUAL REPORT	View image in PDF format
02/15/2008 -- ANNUAL REPORT	View image in PDF format
02/09/2007 -- ANNUAL REPORT	View image in PDF format
03/08/2006 -- ANNUAL REPORT	View image in PDF format
03/16/2005 -- ANNUAL REPORT	View image in PDF format
03/15/2004 -- ANNUAL REPORT	View image in PDF format
09/11/2003 -- REINSTATEMENT	View image in PDF format
04/17/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CATHERINE S & DANIEL FANFAN)

CASE NO. 5142

Respondent

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

TO BE SERVED: CATHERINE S & DANIEL FANFAN

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3911 SW 52 AVE, UNIT 3, BLDG 5, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CATHERINE S & DANIEL FANFAN AT
11:34 A.M. ON THE 7 DAY OF SEPTEMBER 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

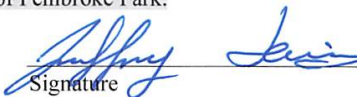
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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.



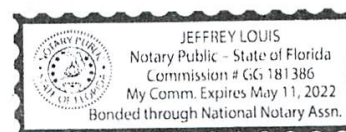
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 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:
08/31/2021

Sent To:
FANFAN, CATHERINE S & DANIEL
3911 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:
5142

Property Owner:
FANFAN, CATHERINE S & DANIEL
3911 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230240053

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS COMM AT NW
COR OF LOT 21 B, E ALG N/L FOR
571.78, SLY 85.59 TO POB, ELY 65.63, SLY
22.00, WLY 65.59, NLY 22.00 TO POB AKA:
UNIT 3 BUILDING 5 PARK POINTE
TOWNHOMES

AKA:
3911 SW 52 AVE, PEMBROKE PARK, FL
33023 3-5 #Park Poins

09/07/2021 11:34

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above.



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/31/2021

Sent To:

FANFAN,CATHERINE S & DANIEL
3911 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5142

Property Owner:

FANFAN,CATHERINE S & DANIEL
3911 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230240053

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS,COMM AT NW
COR OF LOT 21 B,E ALG N/L FOR
571.78,SLY 85.59 TO POB, ELY 65.63,SLY
22.00,WLY 65.59, NLY 22.00 TO POB AKA:
UNIT 3 BUILDING 5 PARK POINTE
TOWNHOMES

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 3-5 #Park Pointe

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	60
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	60
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	60
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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:	60
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(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.	60
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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.

1. A/C replacement done without permit. Obtain permits & inspections.
2. Electrical work on backend of home done without permits. Obtain permits & inspections. Per owner, it belongs to the neighbor.
3. Wooden fence in need of maintenance - (i.e. wash, repair, paint, etc.). Re-inspection required.
4. Exterior walls require paint job. Re-inspection required.
5. Roof tiles missing in front of home - Replace with new tiles. Re-inspection required.
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 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

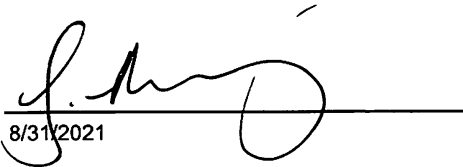
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer



8/31/2021



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

11/3/20
Process
Demolition # 92006
A/C

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: FANFAN, CATHERINE S & DANIEL
3911 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #: 5142

Date: 06/18/2020

Property Owner: FANFAN, CATHERINE S & DANIEL
3911 SW 52 AVE
PEMBROKE PARK, FL 33023

Property Description: 514230240053

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS, COMM AT NW
COR OF LOT 21 B, E ALG N/L FOR
571.78, SLY 85.59 TO POB, ELY 65.63, SLY
22.00, WLY 65.59, NLY 22.00 TO POB AKA:
UNIT 3 BUILDING 5 PARK POINTE
TOWNHOMES

AKA: 3911 SW 52 AVE, PEMBROKE PARK, FL
33023 3-5 #Park Pointe

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

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

1. A/C replacement done without permit. Obtain permits & inspections.
2. Electrical work on backend of home done without permits. Obtain permits & inspections.
3. Wooden fence in need of maintenance - Pressure wash
4. Exterior walls require paint job.
5. Roof tiles missing in front of home - Replace with new tiles.
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.

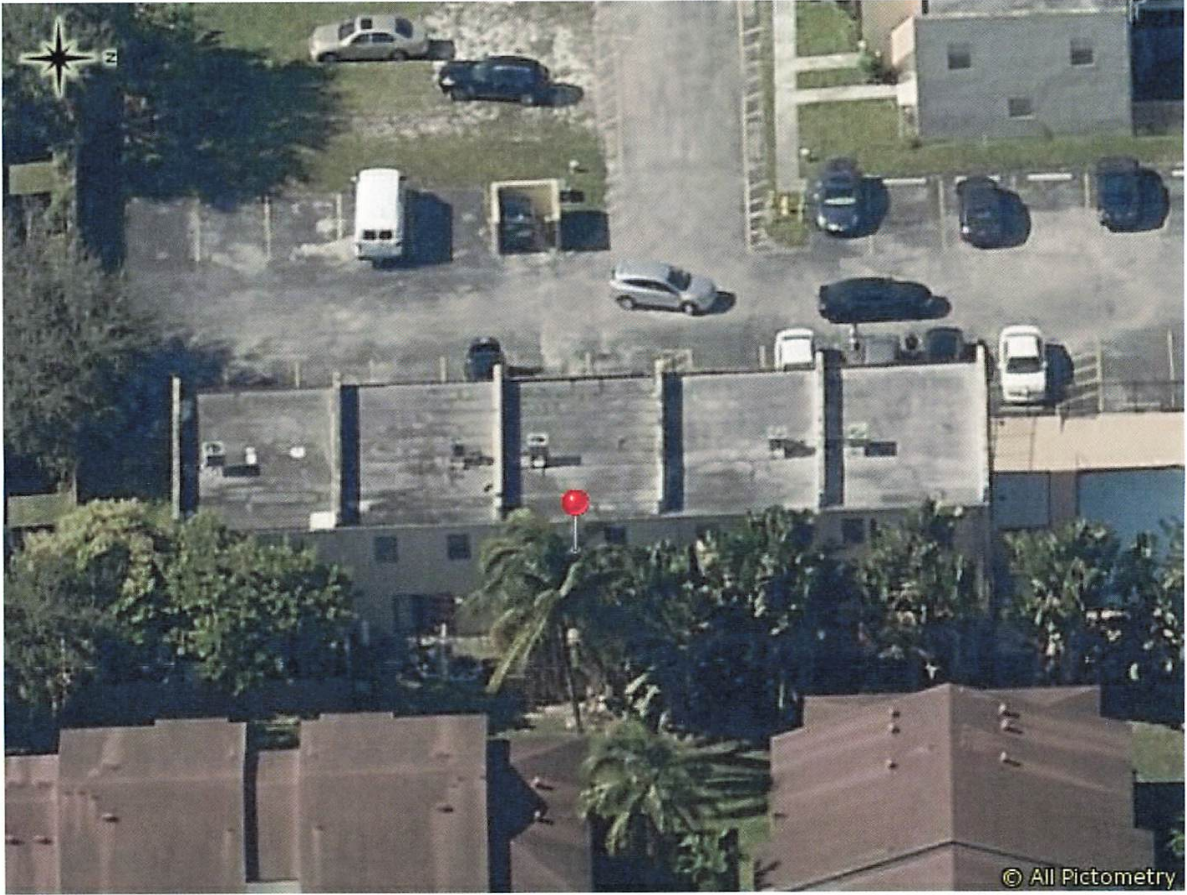
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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


Joseline Ramirez
Code Enforcement Officer

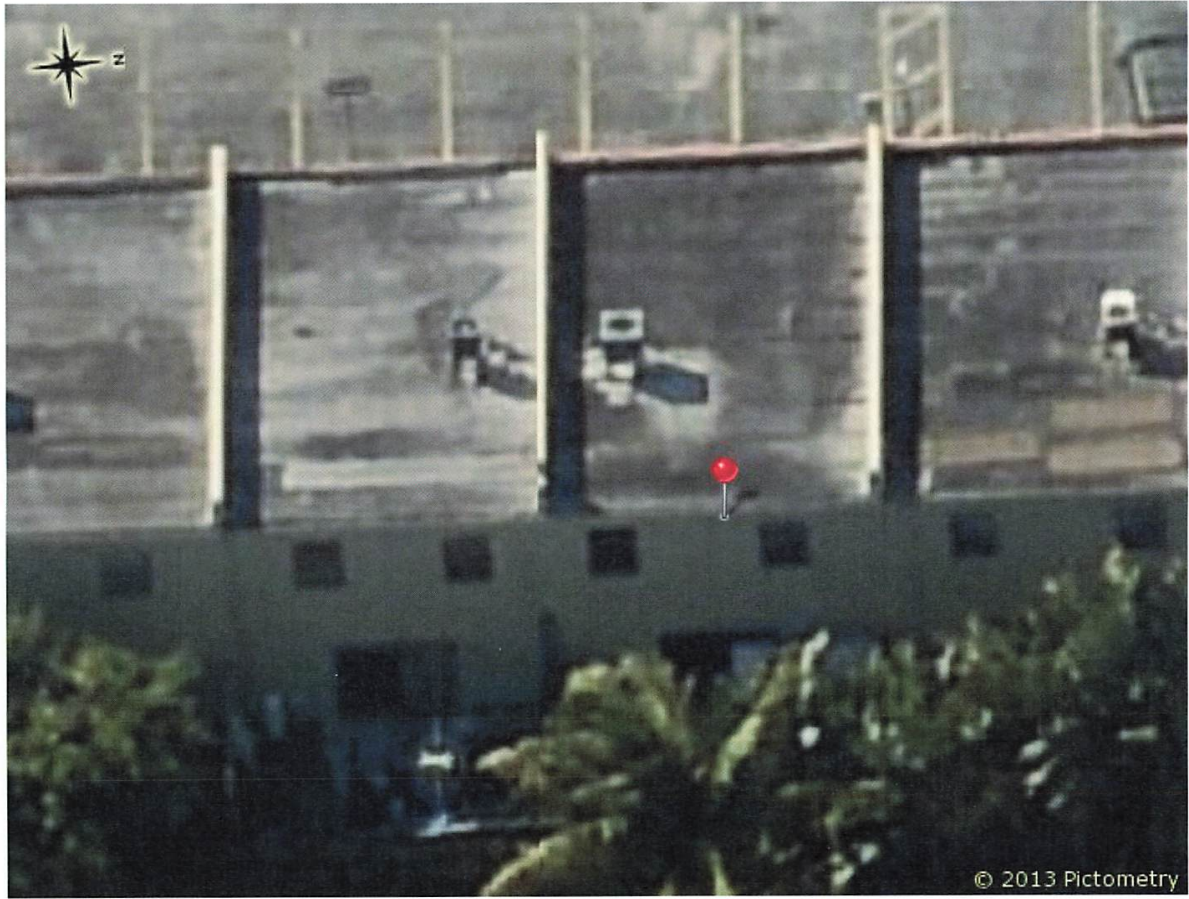






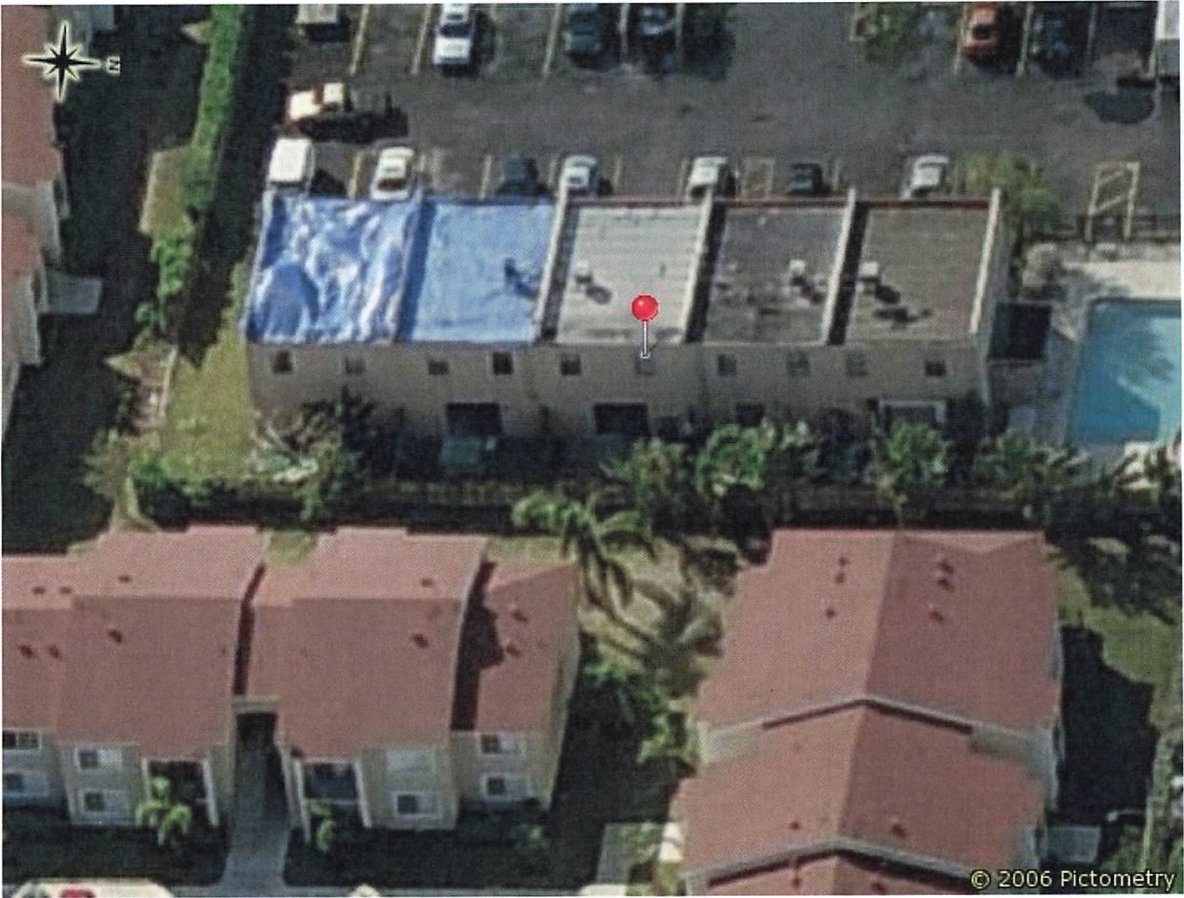


01/08/2020



01/24/2013

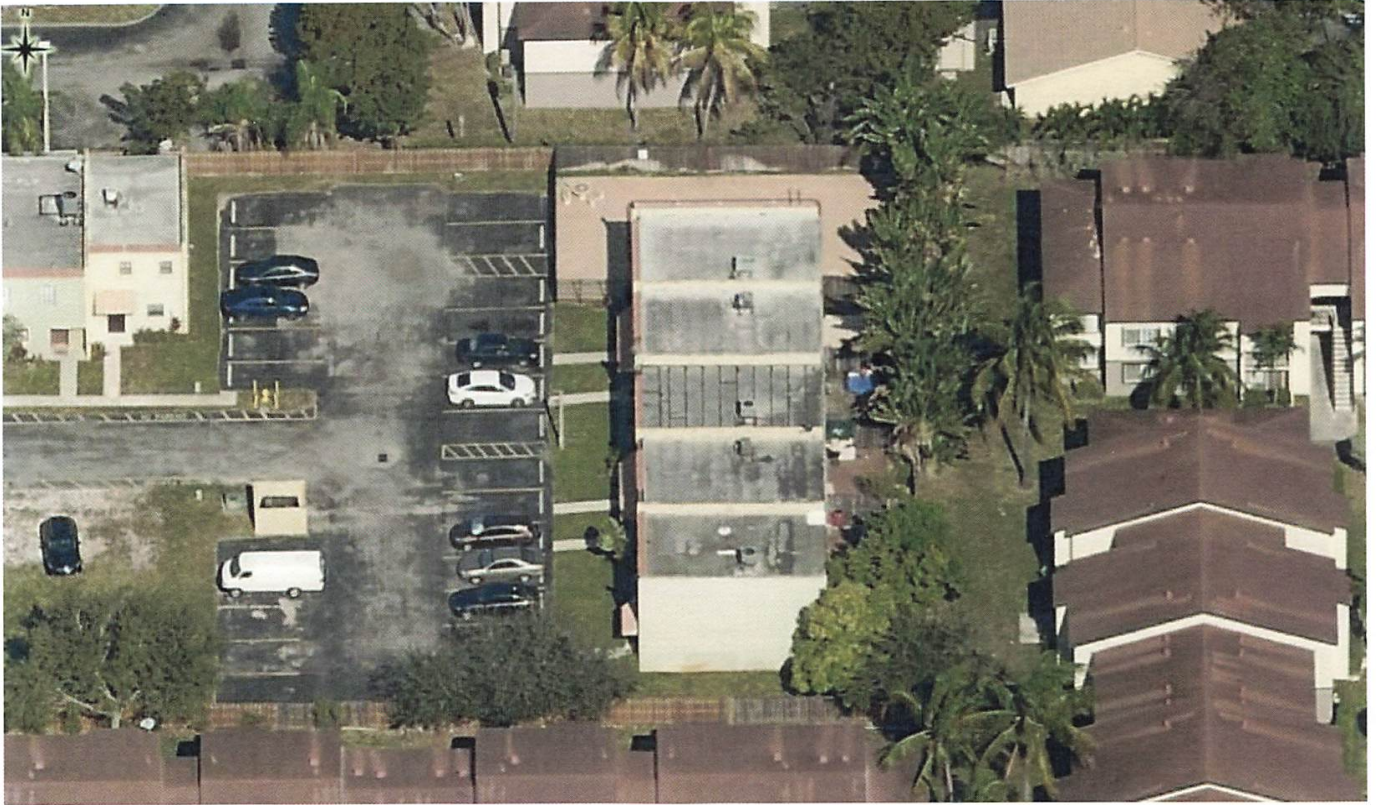




02/05/2006



A/C Replacement



01/15/2019

Bld 5 #4



Case Overview

Property/Incident Information

Owner	Address	Site Address
SMITH, RON B	6113 SW 26 ST PEMBROKE PARK, FL 33023	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 1-5 #Park Pointe

Legal Description

Case Status	Case #	Date Next Inspection
Open	5143	9/15/2021

Notes

1. A/C Replacement without permit. Obtain permit & inspections.
3. Wooden fence requires maintenance. Pressure wash.
2. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/18/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021
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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
 \$ 7.33

Sent To
 SMITH, RON B
 N.O.V & N.O.H #5143
 6113 SWQ26 ST,
 PEMBROKE PARK, FL, 33023
 City, State, ZIP+4®

PS Form 3800, Apr

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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
 \$ 8.56

Sent To
 STRANDED CONCEPTS LLC
 N.O.V & N.O.H #5140, 5141, 5142, 5143
 19821 NW 2ND AVE BOX 373,
 MIAMI GARDENS, FL, 33169
 City, State, ZIP+4®

PS Form 3800, Apr

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

Postage
 \$

Total Postage and Fees
 \$ 7.33

Sent To
 SMITH, RON B
 N.O.V & N.O.H #5143
 3911 SW 52 AVE Build 5, unit 1
 PEMBROKE PARK, FL, 33023
 City, State, ZIP+4®

PS Form 3800, Apr

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so 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:

STRANDED CONCEPTS LLC
 N.O.V & N.O.H #5140, 5141, 5142, 5143
 19821 NW 2ND AVE BOX 373,
 MIAMI GARDENS, FL, 33169



9590 9402 6610 1028 6987 20

2. Article Number (Transfer from service label)

7021 0350 0001 0298 2086

COMPLETE THIS SECTION ON DELIVERY
A. Signature

X

[Handwritten Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

[Handwritten: Dr. An P. Michael]

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

Restricted Delivery

TOWN OF PEMBROKE PARK

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

NOV #5143

Hasler

FIRST-CLASS MAIL

07/09/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Ron Smith
3911 SW 52 Ave, Bldg 1, Unit 5
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/18/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent to:

Case

SMITH, RON B

5143

6113 SW 26 ST
PEMBROKE PARK, FL 33023

Property Owner:

Prop

TOWN OF PEMBROKE PARK

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

NOV # 5143, # 5140, # 5142, # 5141

Hasler

FIRST-CLASS MAIL

06/18/2020

US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

Park Pointe HOA INC
19821 NW 2 Ave Box 373
Miami, FL 33169



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*	\$10,730	\$146,010	\$156,740	\$130,570	
2020	\$10,730	\$144,460	\$155,190	\$118,700	\$2,799.13
2019	\$10,730	\$142,520	\$153,250	\$107,910	\$2,661.66

2021* Exemptions and Taxable Values by Taxing Authority

Land Calculations

Special Assessments

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

RON B SMITH)

CASE NO. 5143

Respondent

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

TO BE SERVED: RON B SMITH

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3911 SW 52 AVE, UNIT 1, BLDG 5, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RON B SMITH AT
11:33 A.M. ON THE 7 DAY OF SEPTEMBER 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.



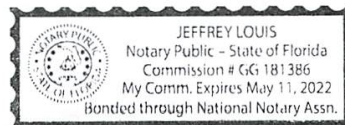
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, 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: 08/30/2021

Sent To: SMITH, RON B Case #: 5143

6113 SW 26 ST
PEMBROKE PARK, FL 33023

Property Owner: SMITH, RON B Certified Mail #:

6113 SW 26 ST
PEMBROKE PARK, FL 33023

Property Description: 514230240051

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS COMM AT NW
COR OF LOT 21 B E ALG N/L FOR
506.02 SLY 40.26 TO POB; ELY 65.63 SLY
23.33 WLY 65.63, NLY 23.33 TO POB AKA:
UNIT 1 BUILDING 5 PARK POINTE
TOWNHOMES

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 1-5 #Park Pointe

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	92
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a	92

09/07/2021 11:33



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

SMITH, RON B

6113 SW 26 ST
PEMBROKE PARK, FL 33023

Case #:

5143

Property Owner:

SMITH, RON B

6113 SW 26 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230240051

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS, COMM AT NW
COR OF LOT 21 B, E ALG N/L FOR
506.02, SLY 40.26 TO POB, ELY 65.63, SLY
23.33, WLY 65.63, NLY 23.33 TO POB AKA:
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33023 1-5 #Park Pointe

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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:

92

(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

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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. -
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(b)

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92

(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. A/C Replacement without permit. Obtain permit & inspections.
3. Wooden fence requires maintenance. Pressure wash.
2. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

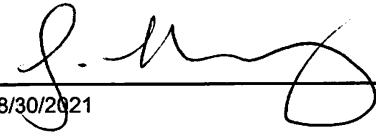
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/30/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: SMITH, RON B
6113 SW 26 ST
PEMBROKE PARK, FL 33023

Case #: 5143

Date: 06/18/2020

Property Owner: SMITH, RON B
6113 SW 26 ST
PEMBROKE PARK, FL 33023

Property Description: 514230240051

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS, COMM AT NW
COR OF LOT 21 B, E ALG N/L FOR
506.02, SLY 40.26 TO POB, ELY 65.63, SLY
23.33, WLY 65.63, NLY 23.33 TO POB AKA:
UNIT 1 BUILDING 5 PARK POINTE
TOWNHOMES

AKA: 3911 SW 52 AVE, PEMBROKE PARK, FL
33023 1-5 #Park Pointe

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/18/2020 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
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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
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Notes/Mean of Correction:

1. A/C Replacement without permit. Obtain permit & inspections.
3. Wooden fence requires maintenance. Pressure wash.
2. Double permit fee assessed.

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

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


Joseline Ramirez
Code Enforcement Officer

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/18/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

Sent to:

Case

SMITH, RON B

5143

6113 SW 26 ST
PEMBROKE PARK, FL 33023

Property Owner:

Pro

TOWN OF PEMBROKE PARK

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

NOV # 5143

Hasler

FIRST-CLASS MAIL

06/18/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

Ron. Smith
3911 SW 52 Ave, Unit 1-5
Pembroke Park, FL 33023









Case Overview

Property/Incident Information

Owner	Address	Site Address
BELL, VINCENT A/ WICKER, MARIE NADEGE	110 SANTA CRUZ AVE ROYAL PALM BEACH, FL 33411	3900 SW 52 AVE, PEMBROKE PARK, FL 33023 701 #Glennwood Cort

Legal Description

Case Status Open **Case #** 5148 **Date Next Inspection** 9/15/2021

Notes

1. Wooden fence installed without permits. Obtain permit and inspections.
2. Balcony installed without permits. Obtain permit and inspections.
3. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/19/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$ 7.33

Sent To BELL, VICENT A/ WICKER,
MARIE NADEGE
N.O.V. & N.O.H #5148
110 SANTA CRUZ AVE,
ROYAL PALM BEACH, FL, 33411

City, State, ZIP+4®
 PS Form 3800, Apr

AUG 31 2021
 Postmark Here

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 Total Postage and Fees \$ 7.33

Sent To BELL, VICENT A/ WICKER,
MARIE NADEGE
N.O.V. & N.O.H #5148
3900 SW 52 AVE #701,
PEMBROKE PARK, FL, 33023

City, State, ZIP+4®
 PS Form 3800, Apr

2021 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:

BELL, VICENT A/ WICKER,
MARIE NADEGE
N.O.V. & N.O.H #5148
3900 SW 52 AVE #701,
PEMBROKE PARK, FL, 33023



9590 9402 6610 1028 6988 74

2. Article Number (Transfer from service label)

7201 0350 0001 0297 8508

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X AT Rt 27

☐ Agent-
☐ Addressee

B. Received by (Printed Name)

Covid 19

C. Date of Delivery

9/2/21

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

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

WN#5146, NOV #5147, NOV #5148,

Master

FIRST-CLASS MAIL

06/19/2020

US POSTAGE \$000.65



ZIP 33023

011D10556696

Sent To:

GLENWOOD CORT
HOMEOWNERS ASSOC %
PRECEDENCE PROPERTY
MANAGEMENT

4612 N UNIVERSITY DR #500

Case #:

5146

TOWN OF PEMBROKE PARK

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

WN# 5146, NOV # 5147, NOV # 5148,

Hasler

FIRST-CLASS MAIL

06/19/2020

US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

Sent To:

GLENWOOD CORT
HOMEOWNERS ASSOC %
PRECEDENCE PROPERTY
MANAGEMENT

4612 N UNIVERSITY DR #505

Case #:

5146

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/19/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

BELL, VINCENT A BELL, LARECHIA
110 SANTA CRUZ AVE
ROYAL PALM BEACH, FL 33411

Branch, Owner

Case #:

5148



MARTY KIARD
BROWARD COUNTY
 PROPERTY APPRAISER

Site Address	3900 SW 52 AVENUE #701, PEMBROKE PARK FL 33023-6910	ID #	5142 30 20 0230
Property Owner	BELL, VINCENT A WICKER, MARIE NADEGE	Millage	0613
Mailing Address	110 SANTA CRUZ AVE ROYAL PALM BEACH FL 33411-1018	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT LOT 16 DESC AS,W 31 OF E 453.19 OF N 71.5,LESS S 54.67 OF E 10 THEREOF AKA: UNIT 1 BLDG 7 GLENWOOD CORT TOWNHOMES		

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

* 2021 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$8,350	\$124,780	\$133,130	\$72,730	
2020	\$8,350	\$127,410	\$135,760	\$66,120	\$1,880.01
2019	\$8,350	\$120,830	\$129,180	\$60,110	\$1,777.92

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$133,130	\$133,130	\$133,130	\$133,130
Portability	0	0	0	0
Assessed/SOH	\$72,730	\$133,130	\$72,730	\$72,730
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$72,730	\$133,130	\$72,730	\$72,730

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/22/2021	QCD-T	\$100	117222314	\$5.00	1,670	SF
2/15/2007	WD-T		43766 / 1965			
5/30/1997	WD	\$54,900	26542 / 957			
1/7/1997	WD	\$37,100	25905 / 386			
1/8/1996	SWD		24809 / 681			
				Adj. Bldg. S.F. (Card, Sketch)		1096
				Units		1
				Eff./Act. Year Built: 1980/1979		

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

GLENWOOD CORT HOMEOWNERS' ASSOC., INC.

Filing Information

Document Number 745773
FEI/EIN Number 59-1960947
Date Filed 01/31/1979
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 09/29/1988

Principal Address

C/O PRECEDENCE PROPERTY MANAGEMENT GROUP, LLC
150 South Pine Island Road
300
Plantation, FL 33324

Changed: 08/16/2021

Mailing Address

C/o PRECEDENCE PROPERTY MANAGEMENT GROUP, LLC
P. O. Box 16493
Plantation, FL 33318

Changed: 08/16/2021

Registered Agent Name & Address

EISINGER, DENNIS J
EISINGER BROWN LEWIS FRANKEL & CHAIET, PA
4000 HOLLYWOOD BLVD - STE. 265S
HOLLYWOOD, FL 33021

Name Changed: 08/17/2017

Address Changed: 08/17/2017

Officer/Director Detail

Name & Address

Title PRESIDENT

INCE, MELANIE
C/O PRECEDENCE PROPERTY MANAGEMENT GROUP, LLC
150 SOUTH PINE ISLAND ROAD # 300
300
PLANTATION, FL 33324

Title VICE PRESIDENT

SUKIE, SHARIDA
C/O PRECEDENCE PROPERTY MANAGEMENT GROUP, LLC
150 SOUTH PINE ISLAND ROAD
300
PLANTATION, FL 33324

Title TREASURER

LINDSAY, ROSALYN
C/O PRECEDENCE PROPERTY MANAGEMENT GROUP, LLC
150 SOUTH PINE ISLAND ROAD
300
PLANTATION, FL 33324

Title SECRETARY

JAMES, JANETTE
C/O PRECEDENCE PROPERTY MANAGEMENT GROUP, LLC
150 South Pine Island Road
300
Plantation, FL 33324

Annual Reports

Report Year	Filed Date
2019	03/15/2019
2020	03/26/2020
2021	03/04/2021

Document Images

03/04/2021 -- ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
03/15/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
08/17/2017 -- Reg. Agent Change	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
03/22/2016 -- ANNUAL REPORT	View image in PDF format
02/27/2015 -- ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
04/19/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format
03/22/2011 -- ANNUAL REPORT	View image in PDF format

01/25/2010 -- ANNUAL REPORT	View image in PDF format
03/26/2009 -- ANNUAL REPORT	View image in PDF format
08/25/2008 -- ANNUAL REPORT	View image in PDF format
04/11/2007 -- ANNUAL REPORT	View image in PDF format
04/26/2006 -- ANNUAL REPORT	View image in PDF format
05/05/2005 -- ANNUAL REPORT	View image in PDF format
04/14/2004 -- ANNUAL REPORT	View image in PDF format
03/27/2003 -- ANNUAL REPORT	View image in PDF format
05/28/2002 -- ANNUAL REPORT	View image in PDF format
05/17/2001 -- ANNUAL REPORT	View image in PDF format
08/08/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
01/22/1998 -- ANNUAL REPORT	View image in PDF format
01/31/1997 -- ANNUAL REPORT	View image in PDF format
06/24/1996 -- ANNUAL REPORT	View image in PDF format
03/08/1995 -- ANNUAL REPORT	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
VINCENT A WICKER BELL) CASE NO. 5148
MARIE NADEGE)
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: VINCENT A WICKER BELL, MARIE NADEGE
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3900 SW 52 AVE, UNIT 701, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: VINCENT A WICKER BELL, MARIE NADEGE
AT 11:15 A.M. ON THE 7 DAY OF SEPTEMBER 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

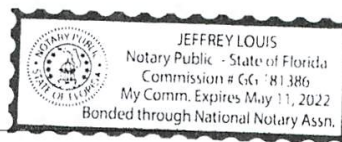
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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 9th day of 9, 2021, 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:
08/30/2021

Sent To:
BELL, VINCENT A/ WICKER,
MARIE NADEGE
110 SANTA CRUZ AVE
ROYAL PALM BEACH, FL 33411

Case #:
5148

Property Owner:
BELL, VINCENT A/ WICKER,
MARIE NADEGE
110 SANTA CRUZ AVE
ROYAL PALM BEACH, FL 33411

Certified Mail #:

Property Description:
514230200230

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
PT LOT 16 DESC AS W 31 OF E 453.19 OF
N 71.5 LESS S 54.67 OF E 10 THEREOF
AKA: UNIT 1 BLDG 7 GLENWOOD CORT
TOWNHOMES

AKA:
3900 SW 52 AVE, PEMBROKE PARK, FL
33023 701 #Glennwood Cort

09/07/2021 11:15

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Description	Days to Comply from Date of this Notice
-------------	---



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

BELL, VINCENT A/ WICKER,
MARIE NADEGE

110 SANTA CRUZ AVE
ROYAL PALM BEACH, FL 33411

Case #:

5148

Property Owner:

BELL, VINCENT A/ WICKER,
MARIE NADEGE

110 SANTA CRUZ AVE
ROYAL PALM BEACH, FL 33411

Certified Mail #:

Property Description:

514230200230

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT LOT 16 DESC AS,W 31 OF E 453.19 OF
N 71.5,LESS S 54.67 OF E 10 THEREOF
AKA: UNIT 1 BLDG 7 GLENWOOD CORT
TOWNHOMES

AKA:

3900 SW 52 AVE, PEMBROKE PARK, FL
33023 701 #Glennwood Cort

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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. Wooden fence installed without permits. Obtain permit and inspections.
2. Balcony installed without permits. Obtain permit and inspections.
3. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer

8/30/2021



11/3/20
No permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: BELL,VINCENT A BELL,LARECHIA
110 SANTA CRUZ AVE
ROYAL PALM BEACH, FL 33411

Case #: 5148

Date: 06/19/2020

Property Owner: BELL,VINCENT A BELL,LARECHIA
110 SANTA CRUZ AVE
ROYAL PALM BEACH, FL 33411

Property Description: 514230200230

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC PT LOT 16 DESC AS,W 31 OF E 453.19 OF N 71.5,LESS S 54.67 OF E 10 THEREOF
AKA: UNIT 1 BLDG 7 GLENWOOD CORT TOWNHOMES

AKA: 3900 SW 52 AVE, PEMBROKE PARK, FL 33023 701 #Glennwood Cort

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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. Wooden fence installed without permits. Obtain permit and inspections.
2. Balcony installed without permits. Obtain permit and inspections.
3. Double permit fee assessed.

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

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


Joseline Ramirez
Code Enforcement Officer





Case Overview

Property/Incident Information

Owner	Address	Site Address
RIVAS, DOMINGA I	3421 SW 52 AVE PEMBROKE PARK, FL 33023	3421 SW 52 AVE, PEMBROKE PARK, FL 33023 #Holly Tree

Legal Description

Case Status Open **Case #** 5163 **Date Next Inspection** 9/15/2021

Notes

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/23/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0298 2017

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (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.V & N.O.H #5123, 5163, 5164,
 5165, 5166, 5167, 5168, 5169
 311 SE 13TH ST,
 FORT LAUDERDALE, FL, 33316

AUG 31 2021

Postmark
Here

7021 0350 0001 0298 2017

U.S. Postal Service™
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 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

RIVAS, DOMINGA I
 N.O.V & N.O.H #5163
 3421 SW 52 AVE,
 PEMBROKE PARK, FL, 33023

AUG 31 2021

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 ☒ <i>Starla Crowley</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: JENNINGS & VALANCY PA N.O.V & N.O.H #5123, 5163, 5164, 5165, 5166, 5167, 5168, 5169 311 SE 13TH ST, FORT LAUDERDALE, FL, 33316		B. Received by (Printed Name) <i>STARLA CROWLEY</i> C. Date of Delivery <i>9-1-22</i>	
2. Article Number (Transfer from service label) 7021 0350 0001 0298 2079		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			

9590 9402 6610 1028 6987 13

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 ☒ <i>AT Rt 27</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: RIVAS, DOMINGA I N.O.V & N.O.H #5163 3421 SW 52 AVE, PEMBROKE PARK, FL, 33023		B. Received by (Printed Name) <i>Covida</i> C. Date of Delivery <i>9/2/21</i>	
2. Article Number (Transfer from service label) 7021 0350 0001 0298 2017		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			

9590 9402 6610 1028 6982 87

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

Code Enforcement Department
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

WN# 517 2

NOV# 5153, 5154, 5155
NOV# 5156, 5157, 5158
NOV# 5159, 5160, 5162
NOV# 5163, 5164, 5165
NOV# 5166, 5168, 5169
NOV# 5170, 5171

Hasler
08/23/2020
US POSTAGE \$002.20⁰
FIRST CLASS MAIL
ZIP 33023
011D10656896

Holly Tree Patio Villas
Homeowners Association
USA Management
6915 Taft ST
Pembroke Park, FL 33024

Code Enforcement Department
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

Hasler
06/23/2020
US POSTAGE \$002.20⁰
FIRST CLASS MAIL
ZIP 33023
011D10856896

WN# 517 2

NOV# 5153, 5154, 5155

NOV# 5156, 5157, 5158

NOV# 5159, 5160, 5162

NOV# 5163, 5164, 5165

NOV# 5166, 5168, 5169

NOV# 5170, 5171

Holly Tree Patio Villas
Homeowners Association
USA Management
6915 Taft ST
Pembroke Park, FL 33024

TOWN OF PEMBROKE PARK

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

Hasler

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06/23/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

RIVAS, DOMINGA I

3421 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5163



Site Address	3421 SW 52 AVENUE, PEMBROKE PARK FL 33023-5415	ID #	5142 30 23 0110
Property Owner	RIVAS, DOMINGA I	Millage	0613
Mailing Address	3421 SW 52 AVE PEMBROKE PARK FL 33023-5415	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC E 29 OF W 451.33 OF N 41 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 11,BLDG III OF HOLLY TREE PATIO VILLAS		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$9,510	\$129,240	\$138,750	\$64,560	
2020	\$9,510	\$136,080	\$145,590	\$63,670	\$617.67
2019	\$9,510	\$129,600	\$139,110	\$62,240	\$617.41

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$138,750	\$138,750	\$138,750	\$138,750
Portability	0	0	0	0
Assessed/SOH 00	\$64,560	\$64,560	\$64,560	\$64,560
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$14,560	0	\$14,560	\$14,560
Wid/Vet/Dis 1	\$500	\$500	\$500	\$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$24,500	\$39,060	\$24,500	\$24,500

Sales History

Date	Type	Price	Book/Page or CIN
7/8/2005	QCD	\$42,500	40069 / 59
2/26/1998	QCD	\$17,000	27866 / 557
8/1/1994	WD	\$65,000	22568 / 571

Land Calculations

Price	Factor	Type
\$8.00	1,189	SF
Adj. Bldg. S.F. (Card, Sketch)		1200
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1994/1993		

Special Assessments

[illegible]



[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

<u>02/17/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/31/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/09/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/21/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/15/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/21/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/30/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/26/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/12/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/03/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/14/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/20/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/1995 -- ANNUAL REPORT</u>	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

DOMINGA RIVAS I)

CASE NO. 5163

Respondent

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

TO BE SERVED: DOMINGA RIVAS I

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3421 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DOMINGA RIVAS I AT 10:30 A.M. ON THE 7 DAY OF SEPTEMBER 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.



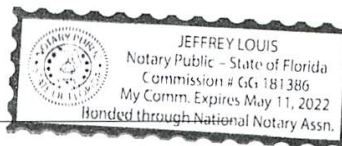
AFFIANT

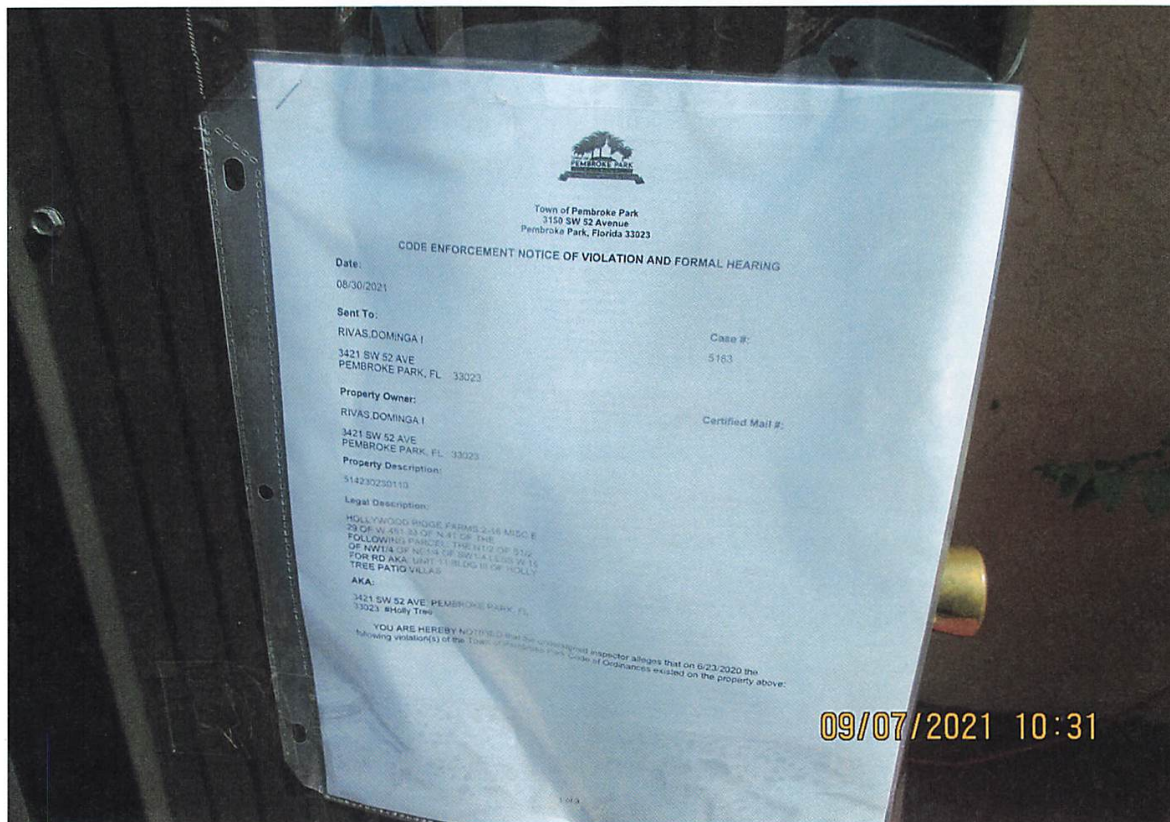
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, 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:

08/30/2021

Sent To:

RIVAS, DOMINGA I

3421 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5163

Property Owner:

RIVAS, DOMINGA I

3421 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230110

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E
29 OF W 451.33 OF N 41 OF THE
FOLLOWING PARCEL: THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 11, BLDG III OF HOLLY
TREE PATIO VILLAS

AKA:

3421 SW 52 AVE, PEMBROKE PARK, FL
33023 #Holly Tree

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

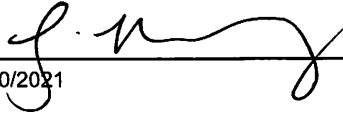
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/30/2021



11/03/20
No Permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: RIVAS, DOMINGA I
3421 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #: 5163

Date: 06/23/2020

Property Owner: RIVAS, DOMINGA I
3421 SW 52 AVE
PEMBROKE PARK, FL 33023

Property Description: 514230230110

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC E 29 OF W 451.33 OF N 41 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 11, BLDG III OF HOLLY TREE PATIO VILLAS

AKA: 3421 SW 52 AVE, PEMBROKE PARK, FL 33023 #Holly Tree

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING
REGULATIONS

Sec 5-105. - Repairs and
installations

Repairs and installations shall be made so as
to comply with the provisions of the building
code or the approved site plan. All work shall
proceed in a timely fashion and be done in a
workmanlike manner.

30

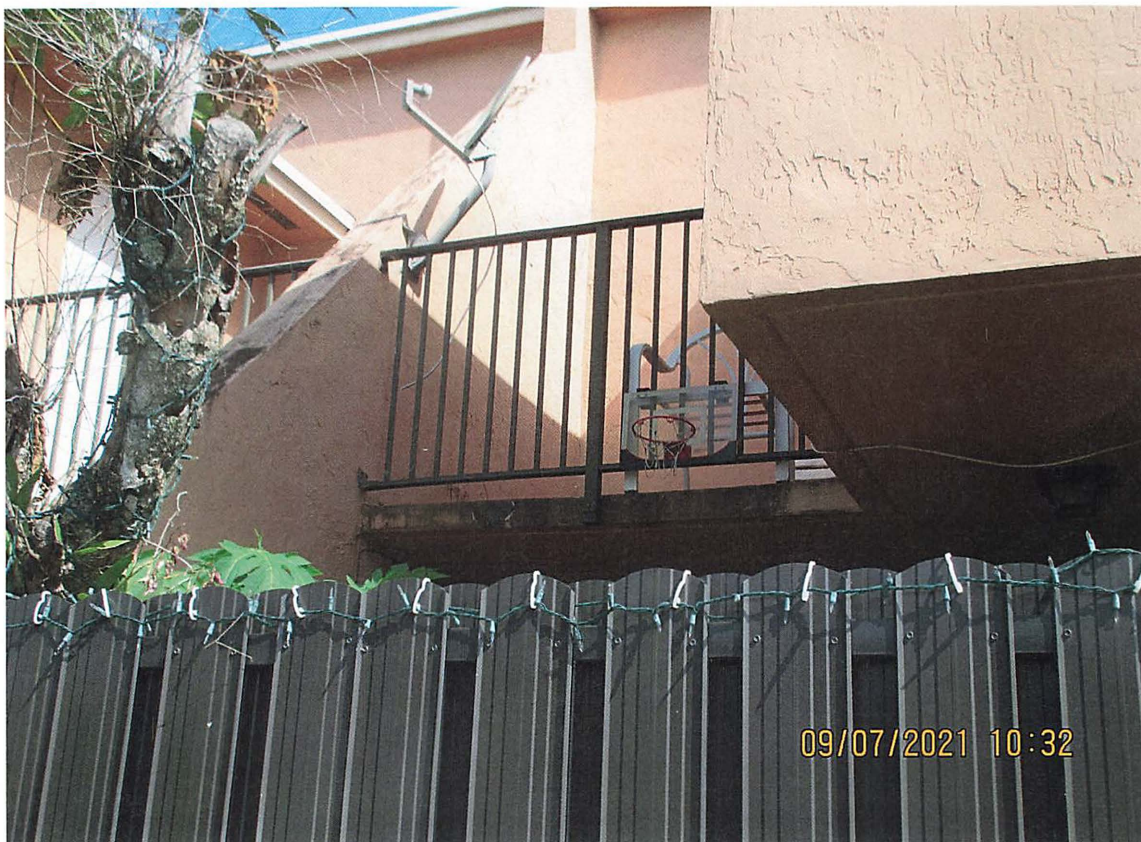
Notes/Mean of Correction:

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

*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
SARRETTE,HENRY & HUNTE- SARRETTE,NORMARIE	3437 SW 52 AVE PEMBROKE PARK, FL 33023	3437 SW 52 AVE, PEMBROKE PARK, FL 33023 #Holly Tree
Legal Description		

Case Status	Open	Case #	5164	Date Next Inspection	9/15/2021
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/23/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0298 2079

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Domestic Mail Only

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

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

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\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

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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[®]

PS Form 3800, Apr

JENNINGS & VALANCY PA

N.O.V & N.O.H #5123, 5163, 5164,

5165, 5166, 5167, 5168, 5169

311 SE 13TH ST,

FORT LAUDERDALE, FL, 33316



Postmark
Here

7021 0350 0001 0297 8539

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	
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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	
\$ 7.33	
Sent To	SARRETTE, HENRY & HUNTE-SARRETE, NORMARIE
Street and Apt. No.,	N.O.V & N.O.H #5164
City, State, ZIP+4®	3437 SW 52 AVE, PEMBROKE PARK, FL, 33023
PS Form 3800, Apr 2019	

AUG 31 2021

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 ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: JENNINGS & VALANCY PA N.O.V & N.O.H #5123, 5163, 5164, 5165, 5166, 5167, 5168, 5169 311 SE 13TH ST, FORT LAUDERDALE, FL, 33316		B. Received by (Printed Name) <i>STANLEY</i>	C. Date of Delivery <i>9-12</i>
2. Article Number (Transfer from service label) 7021 0350 0001 0298 2079		D. Is delivery address different from item 1? ☐ Yes If 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

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>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: SARRETTE, HENRY & HUNTE-SARRETE, NORMARIE N.O.V & N.O.H #5164 3437 SW 52 AVE, PEMBROKE PARK, FL, 33023		B. Received by (Printed Name) <i>Conick 19</i>	C. Date of Delivery <i>9/2/21</i>
2. Article Number (Transfer from service label) 7021 0350 0001 0297 8539		D. Is delivery address different from item 1? ☐ Yes If 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

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/23/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

SARRETTE, HENRY & HUNTE-
SARRETTE, NORMARIE

3437 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5164

Code Enforcement Department
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

WN# 517 2

NOV# 5153, 5154, 5155

NOV# 5156, 5157, 5158

NOV# 5159, 5160, 5162

NOV# 5163, 5164, 5165

NOV# 5166, 5168, 5169

NOV# 5170, 5171

Hasler

FIRST CLASS MAIL

06/23/2020

US POSTAGE \$002.20⁰



ZIP 33023
011D10656606

Holly Tree Patio Villas
Homeowners Association
USA Management
6915 Taft ST
Pembroke Park, FL 33024



Site Address	3437 SW 52 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 23 0190
Property Owner	SARRETTE, HENRY & HUNTE-SARRETTE, NORMARIE	Millage	0613
Mailing Address	3437 SW 52 AVE PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 33 OF W 495 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 19,BLDG V 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*	\$8,800	\$102,200	\$111,000	\$53,010	
2020	\$8,800	\$107,600	\$116,400	\$52,280	\$554.40
2019	\$8,800	\$102,490	\$111,290	\$51,110	\$553.34

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$111,000	\$111,000	\$111,000	\$111,000
Portability	0	0	0	0
Assessed/SOH 00	\$53,010	\$53,010	\$53,010	\$53,010
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$3,010	0	\$3,010	\$3,010
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$28,010	\$25,000	\$25,000

Sales History

Date	Type	Price	Book/Page or CIN
8/3/1999	WD	\$68,000	29736 / 1371

Land Calculations

Price	Factor	Type
\$8.00	1,100	SF
Adj. Bldg. S.F. (Card, Sketch)		947
Units		1
Eff./Act. Year Built: 2000/1999		

Special Assessments

[illegible]



[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

<u>02/17/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/31/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/09/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/21/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/15/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/21/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/30/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/26/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/12/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/03/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/14/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/20/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/1995 -- ANNUAL REPORT</u>	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HENRY & HUNTE SARRETTE
NORMARIE SARRETTE
Respondent

CASE NO. 5164

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

TO BE SERVED: HENRY & HUNTE SARRETTE, NORMAIRE SARRETTE
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3437 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HENRY & HUNTE SARRETTE, NORMAIRE SARRETTE AT 10:45 A.M. ON THE 7 DAY OF SEPTEMBER 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.



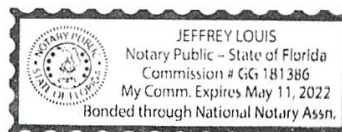
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, 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:
08/30/2021

Sent To:
SARRETTE, HENRY & HUNTE-
SARRETTE, NORMARIE
3437 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:
5164

Property Owner:
SARRETTE, HENRY & HUNTE-
SARRETTE, NORMARIE
3437 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230230190

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC N
33.33 OF S 89 OF E 33 OF W 495 OF
FOLLOWING PARCEL THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 19, BLDG V OF HOLLY
TREE PATIO VILLAS
AKA:
3437 SW 52 AVE, PEMBROKE PARK, FL
33023 #Holly Tree

09/07/2021 10:45

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

SARRETTE,HENRY & HUNTE-
SARRETTE,NORMARIE

3437 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5164

Property Owner:

SARRETTE,HENRY & HUNTE-
SARRETTE,NORMARIE

3437 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230190

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC N
33.33 OF S 69 OF E 33 OF W 495 OF
FOLLOWING PARCEL: THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 19,BLDG V OF HOLLY
TREE PATIO VILLAS

AKA:

3437 SW 52 AVE, PEMBROKE PARK, FL
33023 #Holly Tree

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/30/2021



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

4/3/20
No Permit

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: SARRETTE,HENRY & HUNTE-
SARRETTE,NORMARIE
3437 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #: 5164

Date: 06/23/2020

Property Owner: SARRETTE,HENRY & HUNTE-
SARRETTE,NORMARIE
3437 SW 52 AVE
PEMBROKE PARK, FL 33023

Property Description: 514230230190

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC N
33.33 OF S 69 OF E 33 OF W 495 OF
FOLLOWING PARCEL: THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 19,BLDG V OF HOLLY
TREE PATIO VILLAS

AKA: 3437 SW 52 AVE, PEMBROKE PARK, FL
33023 #Holly Tree

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING
REGULATIONS

Sec 5-105. - Repairs and
installations

Repairs and installations shall be made so as
to comply with the provisions of the building
code or the approved site plan. All work shall
proceed in a timely fashion and be done in a
workmanlike manner.

30

Notes/Mean of Correction:

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

*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
VALCIN,JULIETTE	3439 SW 52 AVE PEMBROKE PARK, FL 33023	3439 SW 52 AVE, PEMBROKE PARK, FL 33023 #Holly Tree

Legal Description

Case Status Open **Case #** 5165 **Date Next Inspection** 9/15/2021

Notes 1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/23/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0297 8492

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

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

OFFICIAL USE

Certified Mail Fee

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

Postage

\$

Total Postage and Fees

\$ 7.33

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

VALCIN, JULIETTE

N.O.V & N.O.H #5165

3439 SW 52 AVE,

PEMBROKE PARK, FL, 33023

AUG 31 2021
 Postmark
 Here

7021 0350 0001 0298 2079

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

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (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.V & N.O.H #5123, 5163, 5164,

5165, 5166, 5167, 5168, 5169

311 SE 13TH ST,

FORT LAUDERDALE, FL, 33316

AUG 31 2021
 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:

VALCIN, JULIETTE

N.O.V & N.O.H #5165

3439 SW 52 AVE,

PEMBROKE PARK, FL, 33023



9590 9402 6610 1028 6988 81

2. Article Number (Transfer from service label)

7021 0350 0001 0297 8492

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

AT 8/27

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Wendy

C. Date of Delivery

8/27

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ 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

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:

JENNINGS & VALANCY PA
N.O.V & N.O.H #5123, 5163, 5164,
5165, 5166, 5167, 5168, 5169
311 SE 13TH ST,
FORT LAUDERDALE, FL, 33316



9590 9402 6610 1028 6987 13

2. Article Number (Transfer from service label)

7021 0350 0001 0298 2079

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

STARR CLARK

C. Date of Delivery

9-1-22

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

all Restricted Delivery

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

Domestic Return Receipt

Code Enforcement Department
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

WN# 517 2

NOV# 5153, 5154, 5155

NOV# 5156, 5157, 5158

NOV# 5159, 5160, 5162

NOV# 5163, 5164, 5165

NOV# 5166, 5168, 5169

NOV# 5170, 5171

Holly Tree Patio Villas
Homeowners Association
USA Management
6915 Taft ST
Pembroke Park, FL 33024



TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/23/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

VALCIN, JULIETTE

3439 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #

5165



Site Address	3439 SW 52 AVENUE, PEMBROKE PARK FL 33023-5420	ID #	5142 30 23 0200
Property Owner	VALCIN, JULIETTE	Millage	0613
Mailing Address	3439 SW 52 AVE PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 495 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 20,BLDG V 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*	\$9,420	\$115,670	\$125,090	\$125,090	
2020	\$9,420	\$121,800	\$131,220	\$124,750	\$2,734.42
2019	\$9,420	\$116,100	\$125,520	\$113,410	\$2,557.81

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$125,090	\$125,090	\$125,090	\$125,090
Portability	0	0	0	0
Assessed/SOH	\$125,090	\$125,090	\$125,090	\$125,090
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	\$125,090	\$125,090	\$125,090	\$125,090

Sales History

Date	Type	Price	Book/Page or CIN
6/6/2014	WD-Q	\$95,000	112336706
8/3/1999	WD	\$75,000	29736 / 438

Land Calculations

Price	Factor	Type
\$8.00	1,177	SF
Adj. Bldg. S.F. (Card, Sketch)		1074
Units		1
Eff./Act. Year Built: 2000/1999		

Special Assessments

[illegible]



[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

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<u>04/29/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/30/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/26/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/12/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/03/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/14/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/20/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/1995 -- ANNUAL REPORT</u>	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

JULIETTE VALCIN)

CASE NO. 5165

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JULIETTE VALCIN

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3439 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JULIETTE VALCIN AT 10:46 A.M. ON THE 7
DAY OF SEPTEMBER 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

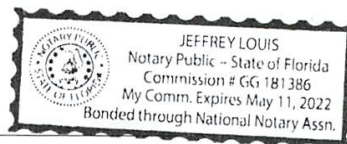
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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 9th day of 9, 2021, 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:
08/30/2021

Sent To:
VALCIN, JULIETTE
3439 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:
5165

Property Owner:
VALCIN, JULIETTE
3439 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230230200

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC E
33 OF W 495 OF S 35.67 OF THE
FOLLOWING PARCEL: THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 20, BLDG V OF HOLLY
TREE PATIO VILLAS
AKA:
3439 SW 52 AVE, PEMBROKE PARK, FL
33023 #Holly Tree

09/07/2021 10:46

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

VALCIN, JULIETTE

3439 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5165

Property Owner:

VALCIN, JULIETTE

3439 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230200

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E
33 OF W 495 OF S 35.67 OF THE
FOLLOWING PARCEL: THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 20, BLDG V OF HOLLY
TREE PATIO VILLAS

AKA:

3439 SW 52 AVE, PEMBROKE PARK, FL
33023 #Holly Tree

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

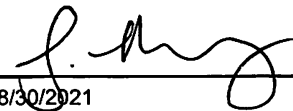
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/30/2021



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

11/3/20
No permit

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: VALCIN, JULIETTE
3439 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #: 5165

Date: 06/23/2020

Property Owner: VALCIN, JULIETTE
3439 SW 52 AVE
PEMBROKE PARK, FL 33023

Property Description: 514230230200

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 495 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 20, BLDG V OF HOLLY TREE PATIO VILLAS

AKA: 3439 SW 52 AVE, PEMBROKE PARK, FL 33023 #Holly Tree

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

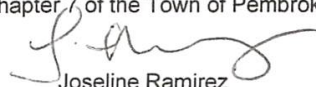
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed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

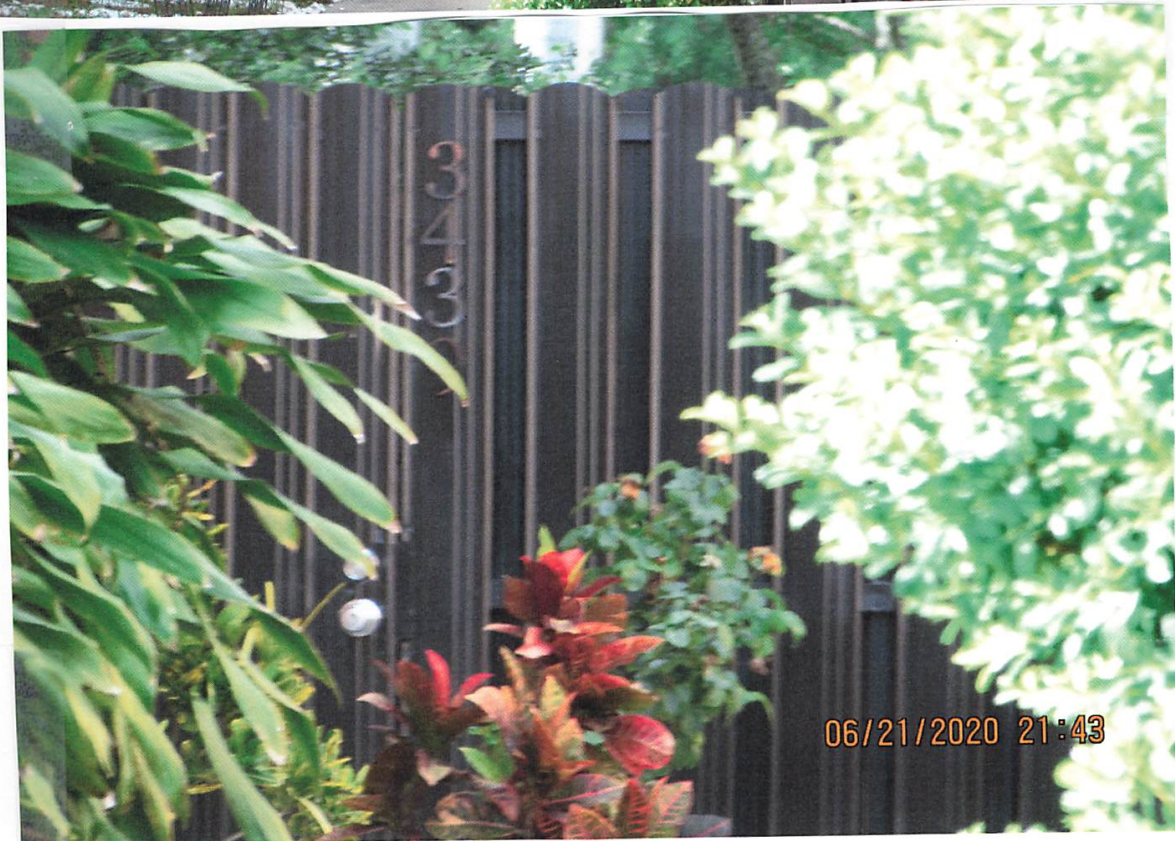
Notes/Mean of Correction:

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.

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

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


Joseline Ramirez
Code Enforcement Officer



Case Overview

Property/Incident Information

Owner	Address	Site Address
SANCHEZ AVILA,MAIKEL MENDOZA,VERONICA ETAL	3423 SW 52 AVE PEMBROKE PARK, FL 33023	3423 SW 52 AVE, PEMBROKE PARK, FL 33023 #Holly Tree

Legal Description

Case Status Open **Case #** 5166 **Date Next Inspection** 9/15/2021

Notes

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/23/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
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: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0298 2079

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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.,

City, State, ZIP+4®

PS Form 3800, Apr

JENNINGS & VALANCY PA
 N.O.V & N.O.H #5123, 5163, 5164,
 5165, 5166, 5167, 5168, 5169
 311 SE 13TH ST,
 FORT LAUDERDALE, FL, 33316

AUG 31 2021
 Postmark
 Here

7021 0350 0001 0297 8546

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

SANCHEZ AVILA, MAIKEL
 MENDOZA, VERONICA ETAL
 N.O.V & N.O.H #5166
 3423 SW 52A AVE,
 PEMBROKE PARK, FL, 33023

AUG 31 2021
 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 ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: JENNINGS & VALANCY PA N.O.V & N.O.H #5123, 5163, 5164, 5165, 5166, 5167, 5168, 5169 311 SE 13TH ST, FORT LAUDERDALE, FL, 33316		B. Received by (Printed Name) <i>STARR CLONLEY</i> C. Date of Delivery <i>9-12</i>	
2. Article Number (Transfer from service label) 7021 0350 0001 0298 2079		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

SENDER: COMPLETE THIS SECTION		COMPLETE 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>AT R427</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: SANCHEZ AVILA, MAIKEL MENDOZA, VERONICA ETAL N.O.V & N.O.H #5166 3423 SW 52A AVE, PEMBROKE PARK, FL, 33023		B. Received by (Printed Name) <i>Covidiq</i> C. Date of Delivery <i>9/2/21</i>	
2. Article Number (Transfer from service label) 7021 0350 0001 0297 8546		D. Is delivery address different from item 1? ☐ Yes If 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	

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/23/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

Case #

SANCHEZ AVILA, MAIKEL
MENDOZA, VERONICA ETAL

5166

3423 SW 52 AVE
PEMBROKE PARK FL 33023

Code Enforcement Department
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

WN# 5172

NOV# 5153, 5154, 5155

NOV# 5156, 5157, 5158

NOV# 5159, 5160, 5162

NOV# 5163, 5164, 5165

NOV# 5166, 5168, 5169

NOV# 5170, 5171

Holly Tree Patio Villas
Homeowners Association
USA Management
6915 Taft ST
Pembroke Park, FL 33024





Site Address	3423 SW 52 AVENUE, PEMBROKE PARK FL 33023-5415	ID #	5142 30 23 0120
Property Owner	SANCHEZ AVILA, MAIKEL H/E MENDOZA, VERONICA ETAL	Millage	0613
Mailing Address	3423 SW 52 AVE PEMBROKE PARK FL 33023-5415	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC E 33.34 OF W 484.67 OF N 41 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 12,BLDG III OF HOLLY TREE PATIO VILLAS		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2021*	\$10,940	\$129,660	\$140,600	\$137,880				
2020	\$10,940	\$136,510	\$147,450	\$135,980	\$2,018.23			
2019	\$10,940	\$129,600	\$140,540	\$132,930	\$1,979.17			
2021* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$140,600	\$140,600	\$140,600	\$140,600				
Portability	0	0	0	0				
Assessed/SOH 18	\$137,880	\$137,880	\$137,880	\$137,880				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000				
Add. Homestead	\$25,000	0	\$25,000	\$25,000				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$87,880	\$112,880	\$87,880	\$87,880				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
4/26/2017	DRR-T		114481443	\$8.00	1,367	SF		
4/26/2017	WD-Q	\$145,000	114394668					
4/4/2015	QCD-T	\$100	112916766					
10/31/2014	WD-Q-DS	\$70,000	112657137					
9/17/2014	ACT-T		112534908					
				Adj. Bldg. S.F. (Card, Sketch)		1201		
				Units/Beds/Baths		1/3/2		
				Eff./Act. Year Built: 1994/1993				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



[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

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<u>03/20/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/1995 -- ANNUAL REPORT</u>	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MAIKEL AVILA SANCHEZ
VERONICA MENDOZA
Respondent

CASE NO. 5166

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

TO BE SERVED: MAIKEL AVILA SANCHEZ, VERONICA MENDOZA
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3423 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MAIKEL AVILA SANCHEZ, VERONICA MENDOZA AT 10:32 A.M. ON THE 7 DAY OF SEPTEMBER 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.

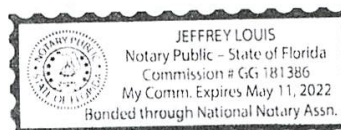
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, 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: 08/30/2021

Sent To: SANCHEZ AVILA, MAIKEL
MENDOZA, VERONICA ETAL
3423 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #: 5166

Property Owner: SANCHEZ AVILA, MAIKEL
MENDOZA, VERONICA ETAL
3423 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description: 514230230120

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC E
33.34 OF W 484.67 OF N 41 OF THE
FOLLOWING PARCEL: THE N1/2 OF S1/2
OF W1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 12, BLDG III OF HOLLY
TREE PATIO VILLAS

AKA: 3423 SW 52 AVE, PEMBROKE PARK, FL
33023 #Holly Tree

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

09/07/2021 10:32



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

SANCHEZ AVILA,MAIKEL
MENDOZA,VERONICA ETAL

3423 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5166

Property Owner:

SANCHEZ AVILA,MAIKEL
MENDOZA,VERONICA ETAL

3423 SW 52 AVE
PEMBROKE PARK, FL 33023

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Property Description:

514230230120

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E
33.34 OF W 484.67 OF N 41 OF THE
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33023 #Holly Tree

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

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

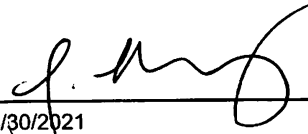
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/30/2021



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

11/3/20
Permit # 1910702-2
Permit issued
for fence

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

SANCHEZ AVILA, MAIKEL
MENDOZA, VERONICA ETAL

3423 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5166

Date:

06/23/2020

Property Owner:

SANCHEZ AVILA, MAIKEL
MENDOZA, VERONICA ETAL

3423 SW 52 AVE
PEMBROKE PARK, FL 33023

Property Description:

514230230120

Certified Mail #:**Legal Description:**

HOLLYWOOD RIDGE FARMS 2-16 MISC E
33.34 OF W 484.67 OF N 41 OF THE
FOLLOWING PARCEL: THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 12, BLDG III OF HOLLY
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BUILDING AND BUILDING
REGULATIONS

Sec 5-105. - Repairs and
installations

Repairs and installations shall be made so as
to comply with the provisions of the building
code or the approved site plan. All work shall
proceed in a timely fashion and be done in a
workmanlike manner.

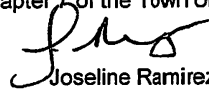
30

Notes/Mean of Correction:

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

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

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


Joseline Ramirez
Code Enforcement Officer







TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910707-0**

Job Address:

**3423 SW 52 AVE, PEMBROKE
PARK, FL 33023**

Job Name: Maikel Sanchez

Permit Status: Expired

Permit Issued Date: 11/2/2020 9:20:52 AM

Submitted Into Plan Review Date: 8/7/2020 10:45:19 AM

Application Date: 8/5/2020 9:39:46 AM

Difference Between Application to Plan Review: 2 Day(s)

Difference Between Plan Review to Permit Issued: 87 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	10/30/2020 11:09:00 AM
ZONING	Approved	8/26/2020 4:17:29 PM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-
3311 FAX



BUILDING PERMIT APPLICATION

1910707

PERMIT NO.

ZON-91946

APPLICATION NO.

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: ZONING					
JOB NAME: Maikel Sanchez					
JOB ADDRESS: 3423 SW 52 AVE, PEMBROKE PARK, FL 33023					
OWNER NAME: SANCHEZ AVILA, MAIKEL H/E MENDOZA, VERONICA ETAL					
OWNER ADDRESS: 3423 SW 52 AVE					
CITY: PEMBROKE PARK					
PHONE: 9548428750		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: Kanteras Construction Group LLC					
MAIL ADDRESS: 2922 SW 118th Court					
CITY STATE ZIP: Maimi FL 33175					
PHONE: 7864770464		FAX: 7867010711		EMAIL: kanterasconstruction@gmail.com	
CERT. COMPETENCY: CGC1527371			STATE REGISTRATION: N/A		
LOT: 0	BLOCK: 0	PRESENT USE: Townhome		PROPOSED USE: Townhome	
FOLIO NUMBER: 514230230120			SUBDIVISION: Holly Tree Townhomes		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 2004		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: NEW FENCE					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
CHAMBERS,MICHAEL H/E PLUMMER,JANNA	3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree

Legal Description

Case Status Open **Case #** 5167 **Date Next Inspection** 9/15/2021

Notes

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/23/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
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: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0298 2000

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	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 7.33
Sent To	CHAMBERS, MICHAEL H/E
Street and Apt. No.	PLUMMER, JANNA
City, State, ZIP+4®	N.O.V & N.O.H #5167
	3433 SW 52 AVE #17,
	PEMBROKE PARK, FL, 33023
PS Form 3800, Apr	



7021 0350 0001 0298 2079

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (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	JENNINGS & VALANCY PA
Street and Apt. No.	N.O.V & N.O.H #5123, 5163, 5164,
City, State, ZIP+4®	5165, 5166, 5167, 5168, 5169
	311 SE 13 TH ST,
	FORT LAUDERDALE, FL, 33316
PS Form 3800, Apr 2007	



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>Starla Crowley</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: JENNINGS & VALANCY PA N.O.V & N.O.H #5123, 5163, 5164, 5165, 5166, 5167, 5168, 5169 311 SE 13TH ST, FORT LAUDERDALE, FL, 33316		B. Received by (Printed Name) <i>STARLA CROWLEY</i> C. Date of Delivery <i>9-1-21</i>	
2. Article Number (Transfer from service label) 9590 9402 6610 1028 6987 13		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
7021 0350 0001 0298 2079		all 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 ☒ <i>AT Rt 27</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: CHAMBERS, MICHAEL H/E PLUMMER, JANNA N.O.V & N.O.H #5167 3433 SW 52 AVE #17, PEMBROKE PARK, FL, 33023		B. Received by (Printed Name) <i>W. C. 19</i> C. Date of Delivery <i>9/2/21</i>	
2. Article Number (Transfer from service label) 9590 9402 6610 1028 6988 67		D. Is delivery address different from item 1? ☐ Yes If 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	
7021 0350 0001 0298 2000		Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

TOWN OF PEMBROKE PARK

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

NOV # 5167

Hasler

FIRST-CLASS MAIL

06/24/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Holly Tree Patio Villas.
Homeowners Association
USA Management
6915 Taft ST
Pembroke Park, FL 33024

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/23/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

Sent To:

CHAMBERS, MICHAEL H/E
PLUMMER, JANNA
3433 SW 52 AVE #17
PEMBROKE PARK, FL 33023

Case #:

5167



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3433 SW 52 AVENUE #17, PEMBROKE PARK FL 33021	ID #	5142 30 23 0170
Property Owner	CHAMBERS, MICHAEL H/E PLUMMER, JANNA	Millage	0613
Mailing Address	3433 SW 52 AVE #17 PEMBROKE PARK FL 33023-5415	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V 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*	\$8,000	\$102,200	\$110,200	\$51,860	
2020	\$8,000	\$107,600	\$115,600	\$51,150	\$547.04
2019	\$8,000	\$102,490	\$110,490	\$50,000	\$545.87

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$110,200	\$110,200	\$110,200	\$110,200
Portability	0	0	0	0
Assessed/SOH 08	\$51,860	\$51,860	\$51,860	\$51,860
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$1,860	0	\$1,860	\$1,860
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$26,860	\$25,000	\$25,000

Sales History

Date	Type	Price	Book/Page or CIN
3/23/2007	WD-Q	\$159,900	44094 / 1951
12/30/2004	WD	\$112,000	38879 / 197
8/18/1999	WD	\$68,000	29949 / 1593

Land Calculations

Price	Factor	Type
\$8.00	1,000	SF
Adj. Bldg. S.F. (Card, Sketch)		947
Units		1
Eff./Act. Year Built: 2000/1999		

Special Assessments

[illegible]



[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
04/20/2005 -- ANNUAL REPORT	View image in PDF format
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
03/10/1999 -- ANNUAL REPORT	View image in PDF format
04/28/1998 -- ANNUAL REPORT	View image in PDF format
03/10/1997 -- ANNUAL REPORT	View image in PDF format
03/20/1996 -- ANNUAL REPORT	View image in PDF format
04/24/1995 -- ANNUAL REPORT	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MICHAEL CHAMBERS
JANNA PLUMMER
Respondent

CASE NO. 5167

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

TO BE SERVED: MICHAEL CHAMBERS, JANNA PLUMMER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3433 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MICHAEL CHAMBERS, JANNA PLUMMER AT
10:43 A.M. ON THE 7 DAY OF SEPTEMBER 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.



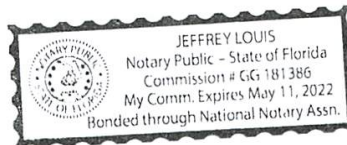
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 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:
08/30/2021

Sent To:
CHAMBERS, MICHAEL H/E
PLUMMER, JANNA
3433 SW 52 AVE #17
PEMBROKE PARK, FL 33023

Case #:
5167

Property Owner:
CHAMBERS, MICHAEL H/E
PLUMMER, JANNA
3433 SW 52 AVE #17
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230230170

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC N
33.33 OF S 69 OF E 32 OF W 527 OF
FOLLOWING PARCEL, THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA, UNIT 17, BLDG V OF HOLLY
TREE PATIO VILLAS

AKA:
3433 SW 52 AVE, PEMBROKE PARK, FL
33021 17 #Holly Tree

09/07/2021 10:43

NOTICE: YOU HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the
Pembroke Park Code of Ordinances existed on the property above:



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA

3433 SW 52 AVE #17
PEMBROKE PARK, FL 33023

Case #:

5167

Property Owner:

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA

3433 SW 52 AVE #17
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230170

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC N
33.33 OF S 69 OF E 32 OF W 527 OF
FOLLOWING PARCEL: THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 17,BLDG V OF HOLLY
TREE PATIO VILLAS

AKA:

3433 SW 52 AVE, PEMBROKE PARK, FL
33021 17 #Holly Tree

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

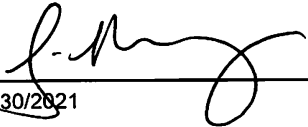
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/30/2021



11/3/20
No permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: CHAMBERS, MICHAEL H/E
PLUMMER, JANNA
3433 SW 52 AVE #17
PEMBROKE PARK, FL 33023

Case #: 5167

Date: 06/23/2020

Property Owner: CHAMBERS, MICHAEL H/E
PLUMMER, JANNA
3433 SW 52 AVE #17
PEMBROKE PARK, FL 33023

Property Description: 514230230170

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17, BLDG V OF HOLLY TREE PATIO VILLAS

AKA: 3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING
REGULATIONS

Sec 5-105. - Repairs and
installations

Repairs and installations shall be made so as
to comply with the provisions of the building
code or the approved site plan. All work shall
proceed in a timely fashion and be done in a
workmanlike manner.

30

Notes/Mean of Correction:

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

*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
BULLOCK,DELORES	3425 SW 52 AVE PEMBROKE PARK, FL 33023	3425 SW 52 AVE, PEMBROKE PARK, FL 33023 #Holly Tree

Legal Description

Case Status Open Case # 5168 Date Next Inspection 9/15/2021

Notes 1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/23/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0298 2031

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	
\$	
Extra Services & Fees (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	BULLOCK, DELORES
\$ <u>7.33</u>	N.O.V & N.O.H #5168
Sent To	3425 SW 52 AVE,
Street and Apt. No., c	PEMBROKE PARK, FL, 33023
City, State, Zip+4®	
PS Form 3800, Apr	

AUG 3 2012

Postmark
Here

7021 0350 0001 0298 2079

U.S. Postal Service [™]	
CERTIFIED MAIL [®] RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com [®] .	
OFFICIAL USE	
Certified Mail Fee	
\$	
Extra Services & Fees (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	JENNINGS & VALANCY PA
Street and Apt. No.	N.O.V & N.O.H #5123, 5163, 5164,
City, State, ZIP+4 [®]	5165, 5166, 5167, 5168, 5169
	311 SE 13 TH ST,
	FORT LAUDERDALE, FL, 33316

PS Form 3800, Apr



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>Stanley</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: JENNINGS & VALANCY PA N.O.V & N.O.H #5123, 5163, 5164, 5165, 5166, 5167, 5168, 5169 311 SE 13TH ST, FORT LAUDERDALE, FL, 33316		B. Received by (Printed Name) <i>STANLEY</i> C. Date of Delivery <i>9-1-21</i>	
2. Article Number (Transfer from service label) 7021 0350 0001 0298 2079		D. Is delivery address different from item 1? ☐ Yes If 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 ☒ <i>AT Rt 27</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: BULLOCK, DELORES N.O.V & N.O.H #5168 3425 SW 52 AVE, PEMBROKE PARK, FL, 33023		B. Received by (Printed Name) <i>Covidia</i> C. Date of Delivery <i>9/2/21</i>	
2. Article Number (Transfer from service label) 7021 0350 0001 0298 2031		D. Is delivery address different from item 1? ☐ Yes If 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	

Code Enforcement Department
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

WN# 517 2
NOV# 5153, 5154, 5155
NOV# 5156, 5157, 5158
NOV# 5159, 5160, 5162
NOV# 5163, 5164, 5165
NOV# 5166, 5168, 5169
NOV# 5170, 5171

Holly Tree Patio Villas
Homeowners Association
USA Management
6915 Taft ST
Pembroke Park, FL 33024

Hasler
06/23/2020
FIRST-CLASS MAIL
US POSTAGE \$002.20⁰
ZIP 33023
011D10659695

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/23/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

Sent To:

BULLOCK,DELORES

3425 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5168



Site Address	3425 SW 52 AVENUE, PEMBROKE PARK FL 33023-5415	ID #	5142 30 23 0130
Property Owner	BULLOCK, DELORES	Millage	0613
Mailing Address	3425 SW 52 AVE PEMBROKE PARK FL 33023-5415	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC N 39.33 OF E 49 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 13,BLDG IV 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*	\$15,420	\$129,240	\$144,660	\$72,930	
2020	\$15,420	\$136,080	\$151,500	\$71,930	\$682.22
2019	\$15,420	\$129,600	\$145,020	\$70,320	\$682.81

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$144,660	\$144,660	\$144,660	\$144,660
Portability	0	0	0	0
Assessed/SOH 07	\$72,930	\$72,930	\$72,930	\$72,930
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$22,930	0	\$22,930	\$22,930
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$47,930	\$25,000	\$25,000

Sales History

Date	Type	Price	Book/Page or CIN
5/12/2006	QCD	\$100	42221 / 1483
10/31/1997	WD	\$68,000	27256 / 418
10/1/1989	WD	\$65,000	16895 / 712

Land Calculations

Price	Factor	Type
\$8.00	1,928	SF
Adj. Bldg. S.F. (Card, Sketch)		1200
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1990/1989		

Special Assessments

[illegible]



[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

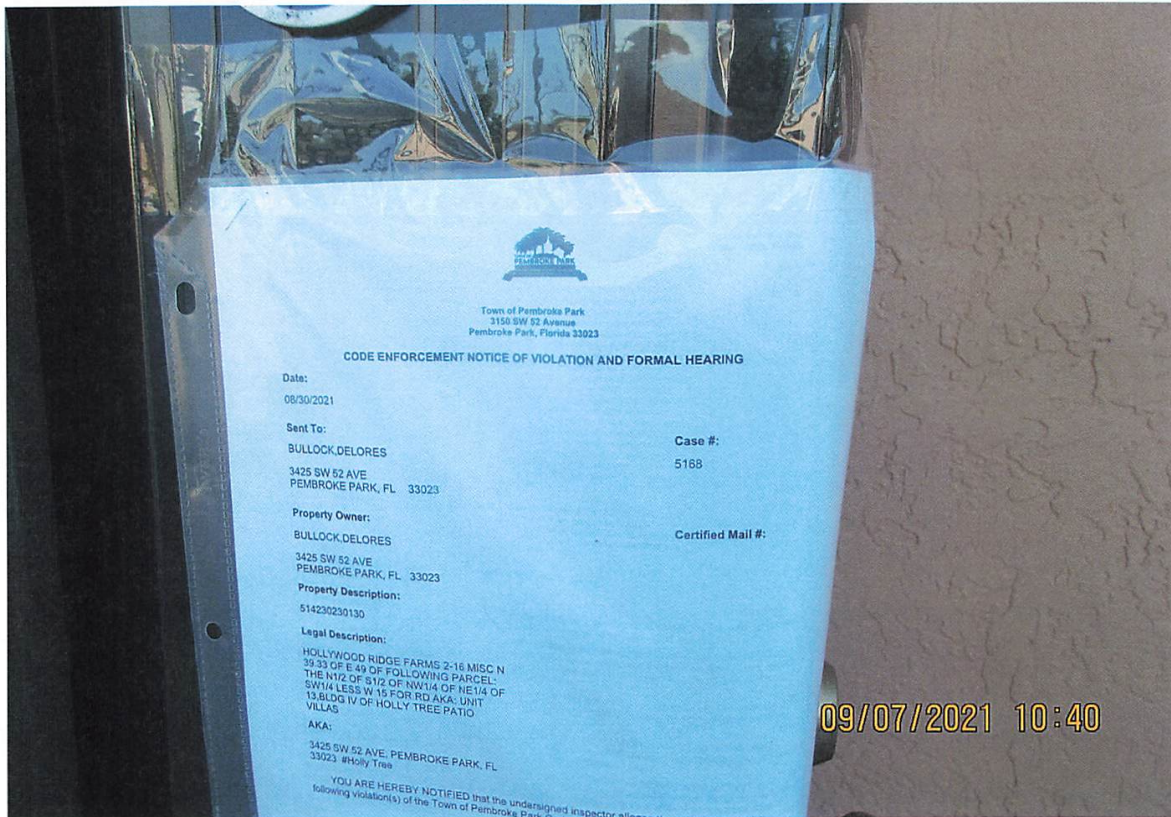
Annual Reports

Report Year	Filed Date
2019	04/09/2019
2020	03/31/2020
2021	02/17/2021

Document Images

<u>02/17/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/31/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/09/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/21/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/15/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/21/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/30/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/26/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/12/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/03/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/14/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/20/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/1995 -- ANNUAL REPORT</u>	View image in PDF format

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 DELORES BULLOCK) CASE NO. 5168
)
 Respondent)





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

BULLOCK,DELORES

3425 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5168

Property Owner:

BULLOCK,DELORES

3425 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230130

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC N
39.33 OF E 49 OF FOLLOWING PARCEL:
THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF
SW1/4 LESS W 15 FOR RD AKA: UNIT
13,BLDG IV OF HOLLY TREE PATIO
VILLAS

AKA:

3425 SW 52 AVE, PEMBROKE PARK, FL
33023 #Holly Tree

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

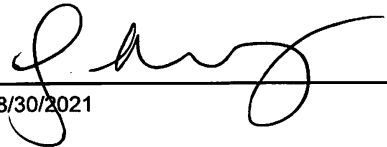
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/30/2021



11/3/20
No permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: BULLOCK,DELORES
3425 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #: 5168

Date: 06/23/2020

Property Owner: BULLOCK,DELORES
3425 SW 52 AVE
PEMBROKE PARK, FL 33023

Property Description: 514230230130

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC N 39.33 OF E 49 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 13,BLDG IV OF HOLLY TREE PATIO VILLAS

AKA: 3425 SW 52 AVE, PEMBROKE PARK, FL 33023 #Holly Tree

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING
REGULATIONS

Sec 5-105. - Repairs and
installations

Repairs and installations shall be made so as
to comply with the provisions of the building
code or the approved site plan. All work shall
proceed in a timely fashion and be done in a
workmanlike manner.

30

Notes/Mean of Correction:

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

*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
PIERRE,KETTY	3427 SW 52 AVE PEMBROKE PARK, FL 33023	3427 SW 52 AVE, PEMBROKE PARK, FL 33023 #Holly Tree

Legal Description

Case Status Open **Case #** 5169 **Date Next Inspection** 9/15/2021

Notes

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/23/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0298 2079

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

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

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (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 JENNINGS & VALANCY PA
 N.O.V & N.O.H #5123, 5163, 5164,
 5165, 5166, 5167, 5168, 5169
 Street and Apt. No., 311 SE 13TH ST,
 City, State, ZIP+4® FORT LAUDERDALE, FL, 33316
 PS Form 3800, April 2019

7021 0350 0001 0298 2024

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

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

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (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 PIERRE, KETTY
 N.O.V & N.O.H #5169
 3427 SW 52 AVE,
 Street and Apt. No., PEMBROKE PARK, FL, 33023
 City, State, ZIP+4®
 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.	A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) STANLEY C. Date of Delivery 9-1-21 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: JENNINGS & VALANCY PA N.O.V & N.O.H #5123, 5163, 5164, 5165, 5166, 5167, 5168, 5169 311 SE 13TH ST, FORT LAUDERDALE, FL, 33316 2. Article Number (Transfer from service label) 7021 0350 0001 0298 2079	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

9590 9402 6610 1028 6987 13

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 ☒ <i>AT Rt 27</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) Covid 19 C. Date of Delivery 9-2-21 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: PIERRE, KETTY N.O.V & N.O.H #5169 3427 SW 52 AVE, PEMBROKE PARK, FL, 33023 2. Article Number (Transfer from service label) 7021 0350 0001 0298 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 ☐ Restricted Delivery

9590 9402 6610 1028 6986 69

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

06/23/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

PIERRE, KETTY

3427 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5169

Code Enforcement Department
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

WN# 517 2

NOV# 5153, 5154, 5155

NOV# 5156, 5157, 5158

NOV# 5159, 5160, 5162

NOV# 5163, 5164, 5165

NOV# 5166, 5168, 5169

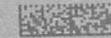
NOV# 5170, 5171

Hasler

FIRST-CLASS MAIL

06/23/2020

US POSTAGE \$002.20⁰



ZIP 33023
011010658690

Holly Tree Patio Villas
Homeowners Association
USA Management
6915 Taft ST
Pembroke Park, FL 33024



Site Address	3427 SW 52 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 23 0140
Property Owner	PIERRE, KETTY	Millage	0613
Mailing Address	3427 SW 52 AVE PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC S 29 OF N 68.33 OF E 49 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 14,BLDG IV 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*	\$11,370	\$129,940	\$141,310	\$72,240	
2020	\$11,370	\$136,780	\$148,150	\$71,250	\$677.80
2019	\$11,370	\$130,300	\$141,670	\$69,650	\$678.29

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$141,310	\$141,310	\$141,310	\$141,310
Portability	0	0	0	0
Assessed/SOH 14	\$72,240	\$72,240	\$72,240	\$72,240
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$22,240	0	\$22,240	\$22,240
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$47,240	\$25,000	\$25,000

Sales History

Date	Type	Price	Book/Page or CIN
11/27/2013	SWD-Q-DS	\$68,000	111985425
6/6/2012	CET-D	\$200	48892 / 758
3/30/2012	CET-D	\$300	48678 / 1361
7/30/1999	WD-D	\$91,500	29842 / 1313
7/27/1999	D	\$56,100	29700 / 1498

Land Calculations

Price	Factor	Type
\$8.00	1,421	SF
Adj. Bldg. S.F. (Card, Sketch)		1200
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1994/1993		

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

<u>02/17/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/31/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/09/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/21/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/15/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/21/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/30/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/26/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/12/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/03/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/14/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/20/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/1995 -- ANNUAL REPORT</u>	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

KETTY PIERRE)

CASE NO. 5169

Respondent

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

TO BE SERVED: KETTY PIERRE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3427 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: KETTY PIERRE AT 10:41 A.M. ON THE 7 DAY OF SEPTEMBER 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

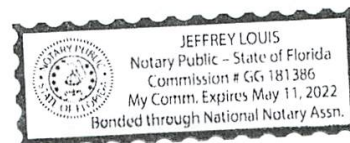
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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.

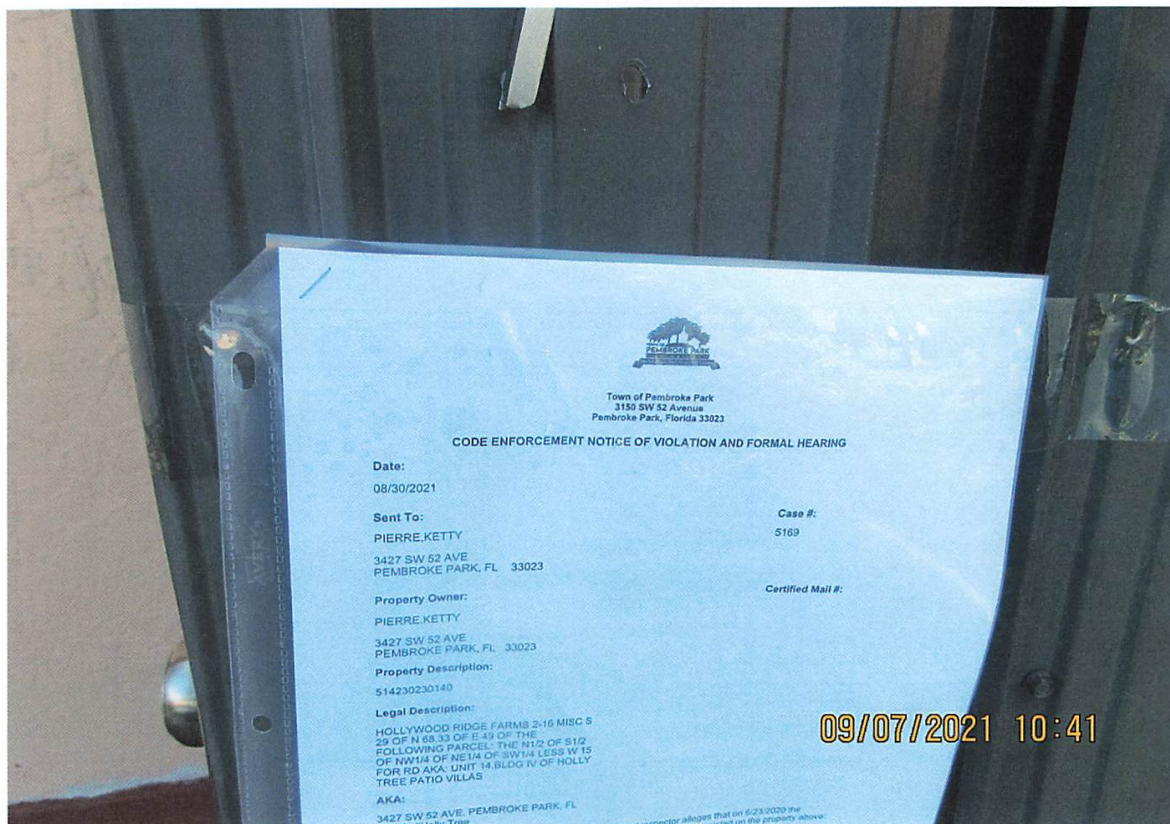

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 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:

08/30/2021

Sent To:

PIERRE,KETTY

3427 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5169

Property Owner:

PIERRE,KETTY

3427 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230140

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC S
29 OF N 68.33 OF E 49 OF THE
FOLLOWING PARCEL: THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 14,BLDG IV OF HOLLY
TREE PATIO VILLAS

AKA:

3427 SW 52 AVE, PEMBROKE PARK, FL
33023 #Holly Tree

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 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.	70
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	70

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

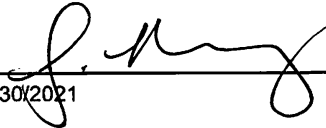
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/30/2021



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

11/3/20
No permit

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PIERRE, KETTY
3427 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #: 5169

Date: 06/23/2020

Property Owner: PIERRE, KETTY
3427 SW 52 AVE
PEMBROKE PARK, FL 33023

Property Description: 514230230140

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC S 29 OF N 68.33 OF E 49 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 14, BLDG IV OF HOLLY TREE PATIO VILLAS

AKA: 3427 SW 52 AVE, PEMBROKE PARK, FL 33023 #Holly Tree

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING
REGULATIONS

Sec 5-105. - Repairs and
Installations

Repairs and installations shall be made so as
to comply with the provisions of the building
code or the approved site plan. All work shall
proceed in a timely fashion and be done in a
workmanlike manner.

30

Notes/Mean of Correction:

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

*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
FEENEY, ROBERT & DEBORAH	5501 SW 34 ST PEMBROKE PARK, FL 33023	5501 SW 34 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description		

Case Status	Open	Case #	5384	Date Next Inspection	9/15/2021
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Notes

1. Overgrown vegetation. Trim all trees, hedges, weeds and remove vines from fence.
2. Damaged chain-link fence. Obtain permit and inspections for repair.
3. Exterior wooden fence requires maintenance (i.e. wash, treatment, repair). Obtain plans, permit and inspections.
4. Roof exterior requires maintenance (i.e. wash, treatment or replacement). Obtain permit and inspections for replacement.
5. Exterior walls require maintenance (i.e. pressure wash, paint, treatment). Free paint is available at Town Hall.
6. Common areas require maintenance (i.e. pressure wash, treatment).
7. Dead vegetation requires removal.
8. Prohibited outdoor storage. Remove miscellaneous items.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/13/2020		Courtesy Notice	Regular Mail
10/13/2020		Notice of Violation	Hand Regular Mail
8/26/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
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: 9/15/2021

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: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 9/15/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 9/15/2021
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 9/15/2021



Joseline Ramirez
Chief Code Enforcement Officer

7021 0350 0001 0297 8348

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees
 \$ 7.33

Sent To **FERNEY, ROBERT & DEBORAH**
 N.O.H #5384
 Street and Apt. No., or P.O. # **5501 SW 34 ST #1,**
 City, State, ZIP+4® **PEMBROKE PARK, FL, 33023**

PS Form 3800, April 2013

7021 0350 0001 0297 8355

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees
 \$ 7.33

Sent To **FERNEY, ROBERT & DEBORAH**
 N.O.H #5384
 Street and Apt. No., or P.O. # **5501 SW 34 ST #2,**
 City, State, ZIP+4® **PEMBROKE PARK, FL, 33023**

PS Form 3800, April 2013

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5384

Hasler

FIRST-CLASS MAIL

10/13/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

FEENEY, ROBERT & DEBORAH

5501 SW 34 ST, #1
PEMBROKE PARK, FL 33023

Case #:

5384

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5384

Hasler

FIRST-CLASS MAIL

10/13/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Current Court
FEENEY, ROBERT & DEBORAH

5384

5501 SW 34 ST, #2
PEMBROKE PARK, FL 33023

Property Owner:

Property



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5501 SW 34 STREET #1-2, PEMBROKE PARK FL 33023-5322	ID #	5142 30 12 0210
Property Owner	FEENEY, ROBERT & DEBORAH	Millage	0613
Mailing Address	5501 SW 34 ST PEMBROKE PARK FL 33023-5322	Use	08
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 5 BLK 3		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$12,280	\$192,130	\$204,410	\$71,980	
2020	\$12,280	\$162,540	\$174,820	\$67,930	\$1,207.03
2019	\$12,280	\$139,810	\$152,090	\$64,070	\$1,090.42

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$204,410	\$204,410	\$204,410	\$204,410
Portability	0	0	0	0
Assessed/SOH 94	\$71,980	\$126,080	\$71,980	\$71,980
Homestead 100%, NCU=50%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$46,980	\$101,080	\$46,980	\$46,980

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/1/1991	WD	\$36,000	18172 / 909	\$2.00	6,142	SF
9/1/1990	CET					
11/1/1973	WD	\$34,000				
1/1/1969	WD	\$16,000				
5/1/1965	WD	\$8,400				
				Adj. Bldg. S.F. (Card, Sketch)		1476
				Units		2
				Eff./Act. Year Built: 1960/1959		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ROBERT & DEBORAH FEENEY)

CASE NO. 5384

Respondent

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

TO BE SERVED: ROBERT & DEBORAH FEENEY

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5501 SW 34 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ROBERT & DEBORAH FEENEY AT
12:05 P.M. ON THE 7 DAY OF SEPTEMBER 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.

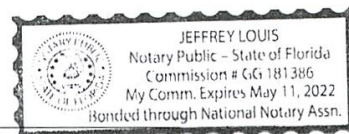

AFFIANT

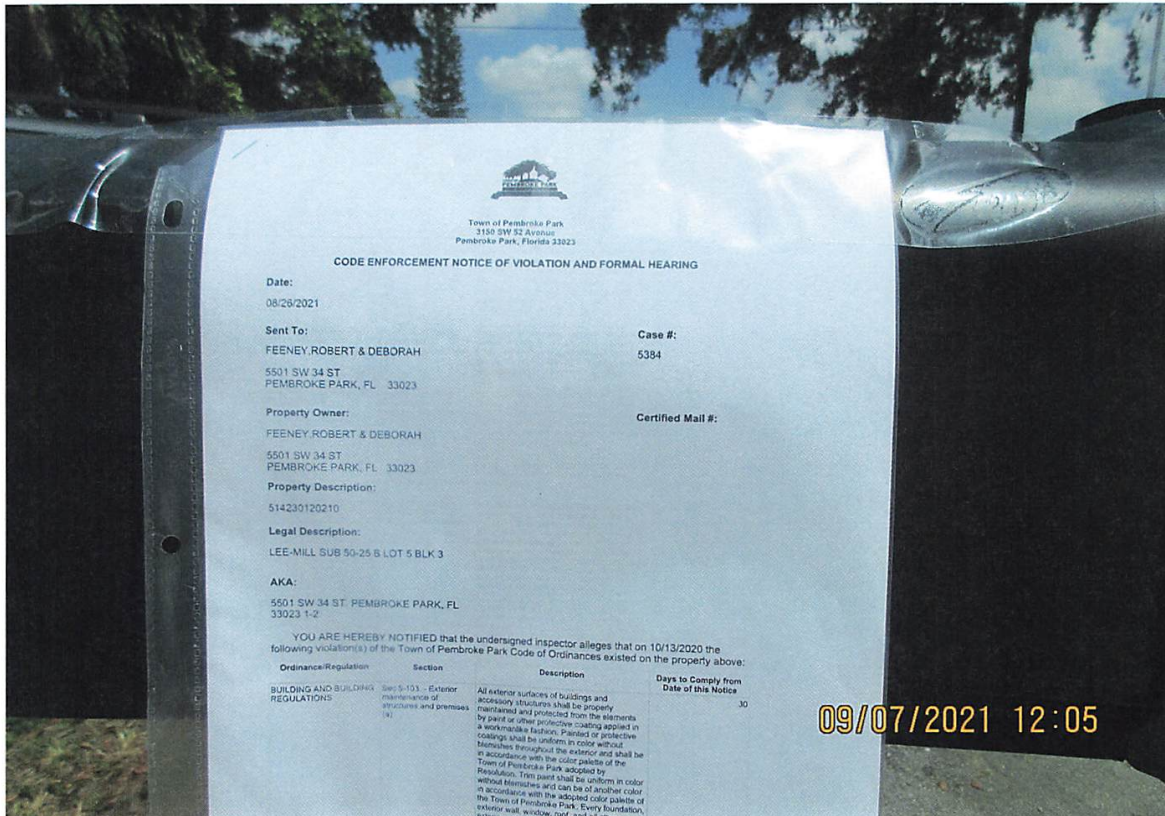
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, 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:

08/26/2021

Sent To:

FEENEY, ROBERT & DEBORAH

5501 SW 34 ST
PEMBROKE PARK, FL 33023

Case #:

5384

Property Owner:

FEENEY, ROBERT & DEBORAH

5501 SW 34 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230120210

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 3

AKA:

5501 SW 34 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/13/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
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1. Overgrown vegetation. Trim all trees, hedges, weeds and remove vines from fence.
2. Damaged chain-link fence. Obtain permit and inspections for repair.
3. Exterior wooden fence requires maintenance (i.e. wash, treatment, repair). Obtain plans, permit and inspections.
4. Roof exterior requires maintenance (i.e. wash, treatment or replacement). Obtain permit and inspections for replacement.
5. Exterior walls require maintenance (i.e. pressure wash, paint, treatment). Free paint is available at Town Hall.
6. Common areas require maintenance (i.e. pressure wash, treatment).
7. Dead vegetation requires removal.
8. Prohibited outdoor storage. Remove miscellaneous items.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

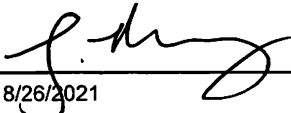
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For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/26/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: FEENEY, ROBERT & DEBORAH
5501 SW 34 ST
PEMBROKE PARK, FL 33023

Case #: 5384

Date: 10/13/2020

Property Owner: FEENEY, ROBERT & DEBORAH
5501 SW 34 ST
PEMBROKE PARK, FL 33023

Property Description: 514230120210

Certified Mail #:

Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 3

AKA: 5501 SW 34 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/13/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	The exterior of all bui... Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30

HEALTH AND SANITATION Sec. 12-48. - Outdoor
storage prohibited

It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items.

(Ord. No. 12-06-01, § 1, 6-13-12)

30

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.

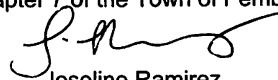
30

Notes/Mean of Correction:

1. Overgrown vegetation. Trim all trees, hedges, weeds and remove vines from fence.
2. Damaged chain-link fence. Obtain permit and inspections for repair.
3. Exterior wooden fence requires maintenance (i.e. wash, treatment).
4. Roof exterior requires maintenance (i.e. wash, treatment or replacement). Obtain permit and inspections for replacement.
5. Exterior walls require maintenance (i.e. pressure wash, paint, treatment). Free paint is available at Town Hall.
6. Common areas require maintenance (i.e. pressure wash, treatment).
7. Dead vegetation requires removal.
8. Prohibited outdoor storage. Remove miscellaneous items.

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

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


Joseline Ramirez
Code Enforcement Officer



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

WARNING NOTICE

Sent To:	Case #:	Date:
FEENEY,ROBERT & DEBORAH	5078	05/13/2020
5501 SW 34 ST PEMBROKE PARK, FL 33023		
Property Owner:	Property Description:	
FEENEY,ROBERT & DEBORAH	514230120210	
5501 SW 34 ST PEMBROKE PARK, FL 33023		
Legal Description:	AKA:	
LEE-MILL SUB 50-25 B LOT 5 BLK 3	5501 SW 34 ST, PEMBROKE PARK, FL 33023 1-2	

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	The exterior of all bui... Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items.	30
(Ord. No. 12-06-01, § 1, 6-13-12)			
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:

Overgrown vegetation, dead vegetation, prohibited outdoor storage, duplex roof, fence, walls, and mailbox is in need of maintenance.

Owner needs to trim trees and bushes, remove all dead vegetation, remove vines from fence, pressure wash duplex and fence. Exterior walls and fence is in need of paint (free paint is available at Town Hall). Owner must removed all prohibited outdoor storage. Repair all damages to the property. Any repairs to the duplex requires a permit from the Building Department.

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

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



Joseline Ramirez

Code Enforcement Officer

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























Case Overview

Property/Incident Information

Owner	Address	Site Address
YOYO INVESTMENTS LLC	3840 LOMBARDY ST HOLLYWOOD, FL 33314	2520 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	5704	Date Next Inspection	9/15/2021
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Notes

1. Prohibited banner. Remove banner and replace with free standing sign as per Town Ordinance.
2. Exterior maintenance required. Refresh parking lot stripes, pressure wash common areas. ✓
3. Exterior maintenance required. Remove roof dirt build up and repair. Roof panel vents replace mesh. Obtain plans, permit and inspections.
4. Installed security access and cameras without a permit. Obtain plans, permit and inspections.
5. Prohibited abandon sign "Daniel's Antique". Remove sign. Obtain plans, permit and inspections.
6. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/26/2021		Notice of Violation	Regular Mail
8/26/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 9/15/2021
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0297 8430

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and Fees
\$ **7.33**

Sent To
YOYO INVESTMENTS LLC
N.O.V & N.O.H #5704
3840 LOMBARDY ST
HOLLYWOOD, FL, 3314

Street and Apt. No., or P
City, State, Zip+4®

PS Form 3800, April 2

Postmark Here
AUG 31 2021

7021 0350 0001 0297 8447

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

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

OFFICIAL USE

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

Postage
\$

Total Postage and Fees
\$ **7.33**

Sent To
YOYO INVESTMENTS LLC, Michael Wiegler
N.O.V & N.O.H #5704
2520 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

Street and Apt. No., or P
City, State, Zip+4®

PS Form 3800, April 2

Postmark Here
AUG 31 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. 1. Article Addressed to: YOYO INVESTMENTS LLC, Michael Wiegler N.O.V & N.O.H #5704 2520 SW 30 AVENUE, PEMBROKE PARK, FL, 33009 2. Article Number (Transfer from service label) 7021 0350 0001 0297 8447	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 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 6610 1028 6989 35

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

Domestic Return Receipt

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

NOV #5704

Yoyo Investments LLC
2520 SW 30th Ave
Pembroke Park, FL 33009

Hasler

FIRST-CLASS MAIL

03/26/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Code Dept
N OF PEMBROKE PARK
2ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5704

Hasler

FIRST-CLASS MAIL

03/26/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

YOYO INVESTMENTS LLC
3840 LOMBARDY ST
HOLLYWOOD, FL 33314

Case #:

5704



Site Address	2520 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0118
Property Owner	YOYO INVESTMENTS LLC	Millage	0613
Mailing Address	3840 LOMBARDY ST HOLLYWOOD FL 33314	Use	48
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N 200 LYING W OF I-95 LESS E 40 BLK 13		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$72,100	\$543,720	\$615,820	\$615,820	
2020	\$72,100	\$544,100	\$616,200	\$616,200	\$13,298.72
2019	\$72,100	\$544,100	\$616,200	\$616,200	\$13,454.12

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$615,820	\$615,820	\$615,820	\$615,820
Portability	0	0	0	0
Assessed/SOH	\$615,820	\$615,820	\$615,820	\$615,820
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$615,820	\$615,820	\$615,820	\$615,820

Sales History

Date	Type	Price	Book/Page or CIN
1/8/2016	WD-Q	\$635,000	113448803
8/26/2015	QCD-T	\$272,000	113222446
3/28/2008	QCD-D	\$198,000	45256 / 907
6/1/1994	QCD	\$100	22531 / 324
9/1/1981	WD	\$249,000	

Land Calculations

Price	Factor	Type
\$9.00	8,011	SF
Adj. Bldg. S.F. (Card, Sketch)		5083
Eff./Act. Year Built: 1976/1975		

Special Assessments

[illegible]



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

Detail by Entity Name

Florida Limited Liability Company
YOYO INVESTMENTS, LLC

Filing Information

Document Number	L15000184255
FEI/EIN Number	47-5467549
Date Filed	10/29/2015
Effective Date	10/29/2015
State	FL
Status	ACTIVE

Principal Address

2520 SW 30th Ave,
Hallandale Beach, FL 33009

Changed: 04/24/2018

Mailing Address

2520 SW 30th Ave,
Hallandale Beach, FL 33009

Changed: 04/24/2018

Registered Agent Name & Address

WIEGLER, MICHAEL
2520 SW 30th Ave,
Hallandale Beach, FL 33009

Address Changed: 04/24/2018

Authorized Person(s) Detail

Name & Address

Title MGR

WIEGLER, MICHAEL
2520 SW 30th Ave,
Hallandale Beach, FL 33009

Annual Reports

Report Year	Filed Date
--------------------	-------------------

8/27/2021

Detail by Entity Name

2019	04/25/2019
2020	01/24/2020
2021	03/24/2021

Document Images

03/24/2021 -- ANNUAL REPORT	View image in PDF format
01/24/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
04/24/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
10/29/2015 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YOYO INVESTMENTS LLC)

CASE NO. 5704

Respondent

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

TO BE SERVED: YOYO INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2520 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YOYO INVESTMENTS LLC AT 3:54 P.M. ON
THE 7 DAY OF SEPTEMBER 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

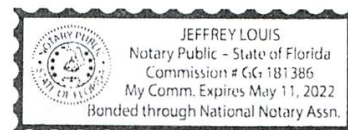
STATE OF FLORIDA
COUNTY OF BROWARD

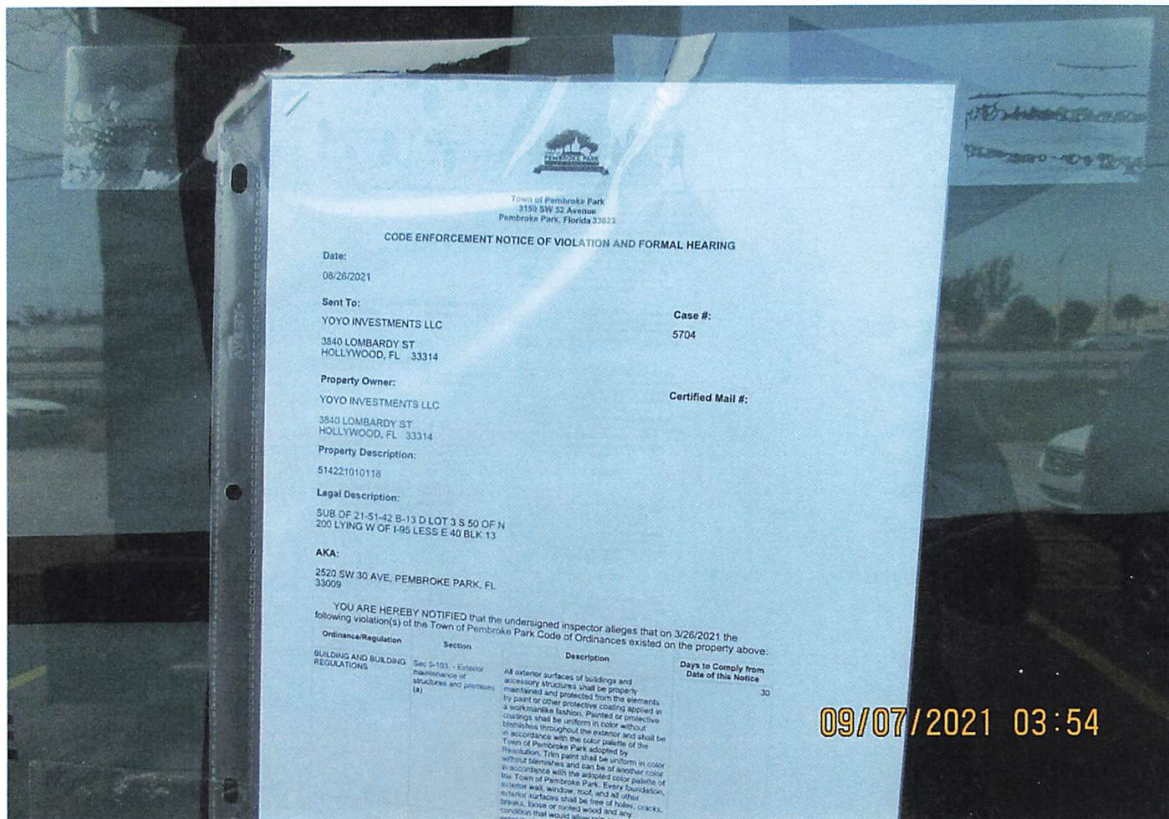
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.



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:

08/26/2021

Sent To:

YOYO INVESTMENTS LLC
3840 LOMBARDY ST
HOLLYWOOD, FL 33314

Case #:

5704

Property Owner:

YOYO INVESTMENTS LLC
3840 LOMBARDY ST
HOLLYWOOD, FL 33314

Certified Mail #:

Property Description:

514221010118

Legal Description:

SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N
200 LYING W OF I-95 LESS E 40 BLK 13

AKA:

2520 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
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.

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.

SIGNS AND ADVERTISING

Sec. 21-19. - Prohibited
signs.

The following are those signs which shall not be permitted within the municipal limits of the town:

30

- (1) Animated signs;
- (2) Sidewalk or sandwich signs;
- (3) Snipe signs, with the exception of political signs;
- (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;
- (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures;
- (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures;
- (7) Roof signs;
- (8) Billboards; except as provided for in section 21-20(4);
- (9) Advertising benches; people shelters or bus shelters; except by municipal contract;
- (10) Box or cabinet signs; except as allowed by this article;
- (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies;
- (12) Sign locate...

1. Prohibited banner. Remove banner and replace with free standing sign as per Town Ordinance.
2. Exterior maintenance required. Refresh parking lot stripes, pressure wash common areas.
3. Exterior maintenance required. Remove roof dirt build up and repair. Roof panel vents replace mesh. Obtain plans, permit and inspections.
4. Installed security access and cameras without a permit. Obtain plans, permit and inspections.
5. Prohibited abandon sign "Daniel's Antique". Remove sign. Obtain plans, permit and inspections.
6. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

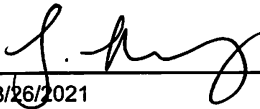
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/26/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: YOYO INVESTMENTS LLC
3840 LOMBARDY ST
HOLLYWOOD, FL 33314

Case #: 5704

Date: 03/26/2021

Property Owner: YOYO INVESTMENTS LLC
3840 LOMBARDY ST
HOLLYWOOD, FL 33314

Property Description: 514221010118

Certified Mail #:

Legal Description: SUB OF 21-51-42 B-13 D LOT 3 S 50 OF N
200 LYING W OF I-95 LESS E 40 BLK 13

AKA: 2520 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	Cross reference— Code enforcement, Ch. 7. The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	30

Notes/Mean of Correction:

1. Prohibited banner. Remove banner and replace with free standing sign as per Town Ordinance.
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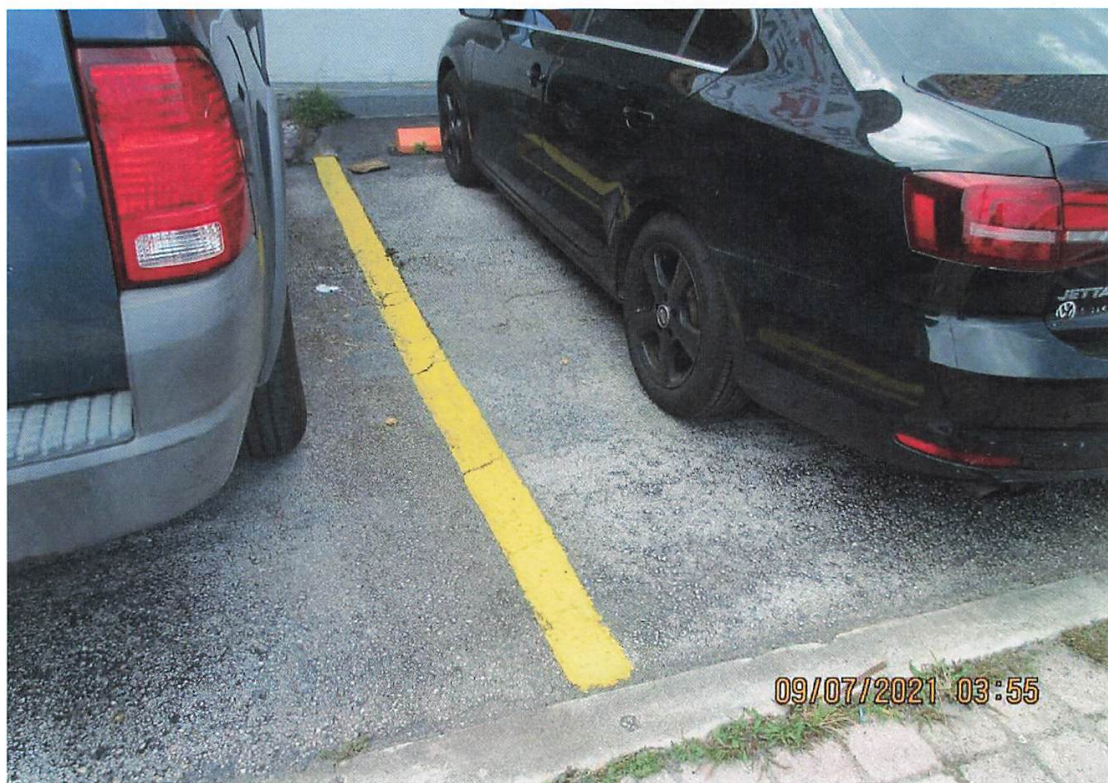
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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

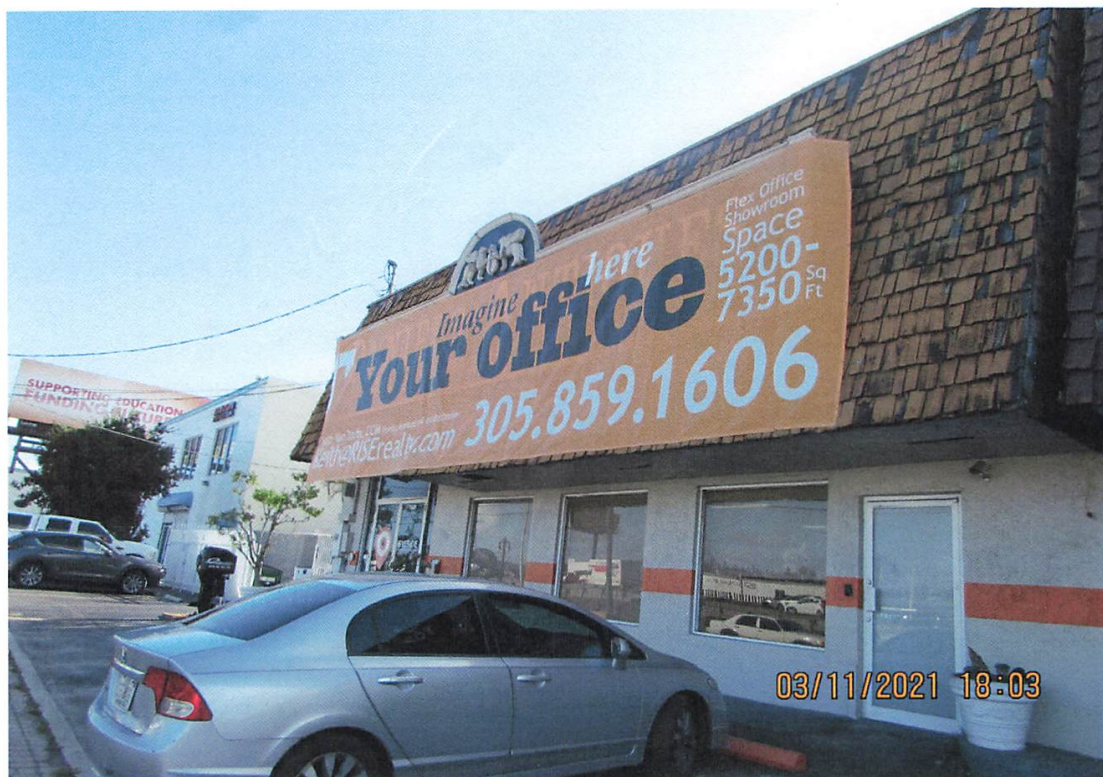


Joseline Ramirez
Chief Code Enforcement Officer











Case Overview

Property/Incident Information

Owner	Address	Site Address
VERSTER,JEANETTE	7220 SW 61 ST MIAMI, FL 33143	2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6186	Date Next Inspection	9/15/2021
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Notes

1. Exterior Maintenance - Graffiti on rear of building (facing SW 30th Avenue). Property owner will need to remove graffiti from building.
2. Exterior Maintenance - building paint color is faded and/or striped. Property owner will need to paint rear of building. Paint color will need to be approved by Town Planner prior to painting.
3. Exterior Maintenance - maintenance four walls of entire building (i.e. pressure wash, paint, treatment, repair, etc.).

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/9/2020		Courtesy Notice	Hand
8/27/2021		Notice of Violation	Certified Mail
8/27/2021	9/15/2021	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>
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: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0297 8393

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

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

OFFICIAL USE

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

Postage
 \$

Total Postage and Fees
 \$ 7.53

Sent To
 VERSTER, JEANETTE
 N.O.V. & N.O.H. # 6186
 2503 JOHN P LYONS LN,
 PEMBROKE PARK, FL, 33009

PS Form 3800, Apr 2019

7021 0350 0001 0297 8386

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees
 \$ 7.53

Sent To
 VERSTER, JEANETTE
 N.O.V. & N.O.H. # 6186
 7220 SW 61 ST,
 MIAMI FL, 33143

PS Form 3800, Apr 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.	A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) ☐ <i>[Name]</i> C. Date of Delivery ☐ <i>8-2-21</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: VERSTER, JEANETTE N.O.V. & N.O.H. # 6186 2503 JOHN P LYONS LN, 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
2. Article Number (Transfer from service label) 7021 0350 0001 0297 8393	PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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*	\$609,150	\$3,503,240	\$4,112,390	\$3,686,130	
2020	\$609,150	\$2,741,880	\$3,351,030	\$3,351,030	\$72,321.26
2019	\$609,150	\$3,217,230	\$3,826,380	\$3,281,920	\$75,326.71

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$4,112,390	\$4,112,390	\$4,112,390	\$4,112,390
Portability	0	0	0	0
Assessed/SOH	\$3,686,130	\$4,112,390	\$3,686,130	\$3,686,130
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	\$3,686,130	\$4,112,390	\$3,686,130	\$3,686,130

Sales History

Date	Type	Price	Book/Page or CIN
4/5/2005	WD	\$2,800,000	39448 / 249
5/18/1998	WD	\$2,325,000	28275 / 562
6/26/1995	WD	\$400,000	23670 / 119
9/14/1994	WD	\$100	22646 / 979
6/1/1989	WD	\$100	16585 / 80

Land Calculations

Price	Factor	Type
\$7.00	87,021	SF
Adj. Bldg. S.F. (Card, Sketch)		40398
Eff./Act. Year Built: 1997/1996		

Special Assessments

[illegible]

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

JEANETTE VERSTER)

CASE NO. 6186

Respondent

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

TO BE SERVED: JEANETTE VERSTER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2503 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JEANETTE VERSTER AT 4:01 P.M. ON THE 7 DAY OF SEPTEMBER 2021.

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

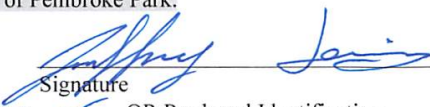
T Y P E O F S E R V I C E

- () 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.
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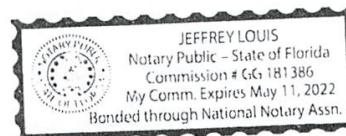

AFFIANT

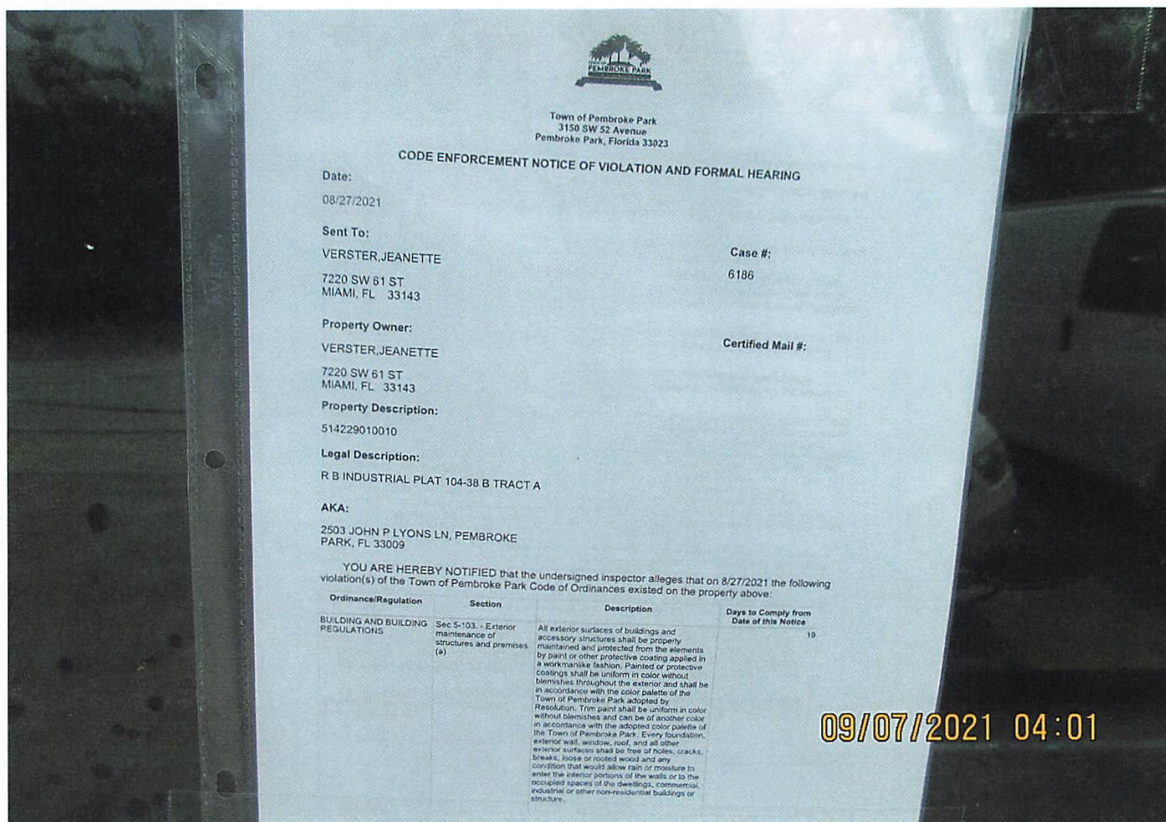
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 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:

08/27/2021

Sent To:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Case #:

6186

Property Owner:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Certified Mail #:

Property Description:

514229010010

Legal Description:

R B INDUSTRIAL PLAT 104-38 B TRACT A

AKA:

2503 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

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. - 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.	19

(Ord. No. 99-3-1, 7, 3-9-99)

1. Exterior Maintenance - Graffiti on rear of building (facing SW 30th Avenue). Property owner will need to remove graffiti from building.
2. Exterior Maintenance - building paint color is faded and/or striped. Property owner will need to paint rear of building. Paint color will need to be approved by Town Planner prior to painting.
3. Exterior Maintenance - maintenance four walls of entire building (i.e. pressure wash, paint, treatment, repair, etc.).

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

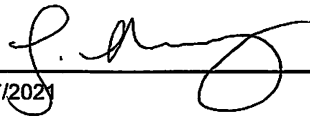
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/27/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: VERSTER,JEANETTE
7220 SW 61 ST
MIAMI, FL 33143

Case #: 6186

Date: 08/27/2021

Property Owner: VERSTER,JEANETTE
7220 SW 61 ST
MIAMI, FL 33143

Property Description: 514229010010

Certified Mail #:

Legal Description: R B INDUSTRIAL PLAT 104-38 B TRACT A

AKA: 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

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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.	19
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	19

Notes/Mean of Correction:

1. Exterior Maintenance - Graffiti on rear of building (facing SW 30th Avenue). Property owner will need to remove graffiti from building.
2. Exterior Maintenance - building paint color is faded and/or striped. Property owner will need to paint rear of building. Paint color will need to be approved by Town Planner prior to painting.
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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Joseline Ramirez
Chief Code Enforcement Officer













Case Overview

Property/Incident Information

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

Legal Description

Case Status Open **Case #** 6189 **Date Next Inspection** 9/15/2021

Notes

1. Trash & debris on property. Remove trash and maintain property clean periodically.
2. Overgrown vegetation on back end of property. Remove vines, trim weeds, trim hedges, trim trees and remove dead vegetation.
3. Broken concrete piece from dock station. Repair with plans, permit and inspections.
4. Prohibited outdoor storage (junk, loose items, miscellaneous items). Remove items.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/27/2021		Notice of Violation	Certified Mail
8/27/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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: 9/15/2021
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: 9/15/2021
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: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/15/2021
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: 9/15/2021
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0297 8379

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (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 YESYM 5401 LLC

\$ 7.53

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

N.O.V. & N.O.H. #6189

5401 SW 25 CT,

PEMBROKE PARK, FL, 33023

Postmark
Here

7021 0350 0001 0297 8362

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

For delivery information, 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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Postage

\$

Total Postage and Fee YESYM 5401 LLC / Roger Mimoun

\$ 7.53

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

N.O.V. & N.O.H. #6189

19355 TURNBERRY WAY #27E,

AVENTURA, FL, 33181

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:

YESYM 5401 LLC / Roger Mimoun
 N.O.V. & N.O.H. #6189
 19355 TURNBERRY WAY #27E,
 AVENTURA, FL, 33181



9590 9402 6610 1028 6990 17

2. Article Number (Transfer from service label)

7021 0350 0001 0297 8362

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

[Signature]

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

Domestic Return Receipt



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
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$91,040	\$347,400	\$438,440	\$438,440	
2020	\$91,040	\$338,210	\$429,250	\$429,250	\$9,264.01
2019	\$91,040	\$338,210	\$429,250	\$398,040	\$8,901.12

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$438,440	\$438,440	\$438,440	\$438,440
Portability	0	0	0	0
Assessed/SOH	\$438,440	\$438,440	\$438,440	\$438,440
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$438,440	\$438,440	\$438,440	\$438,440

Sales History

Date	Type	Price	Book/Page or CIN
11/22/2017	WD-Q	\$420,000	114740431
12/16/2016	WD-D	\$100,000	114165586
8/10/2011	WD-Q	\$150,000	48116 / 1904
5/11/2011	DR*-T		47942 / 90
11/4/2006	QC*	\$100	43395 / 1471

Land Calculations

Price	Factor	Type
\$7.00	13,006	SF
Adj. Bldg. S.F. (Card, Sketch)		4302
Eff./Act. Year Built: 1961/1960		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
YESYM 5401, LLC

Filing Information

Document Number	L17000234172
FEI/EIN Number	82-3420392
Date Filed	11/13/2017
Effective Date	11/14/2017
State	FL
Status	ACTIVE

Principal Address

19355 TURNBERRY WAY
27E
AVENTURA, FL 33180

Mailing Address

PO Box 2914
Hallandale, FL 33008

Changed: 02/22/2018

Registered Agent Name & Address

MIMOUN, ROGER
19355 TURNBERRY WAY
27E
AVENTURA, FL 33180

Address Changed: 02/22/2018

Authorized Person(s) Detail

Name & Address

Title MGR

Mimoun, Roger
PO Box 2914
Hallandale, FL 33008

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2019	02/19/2019
2020	01/22/2020
2021	02/01/2021

Document Images

02/01/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/19/2019 -- ANNUAL REPORT	View image in PDF format
02/22/2018 -- ANNUAL REPORT	View image in PDF format
11/13/2017 -- Florida Limited Liability	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YESYM 5401 LLC)

CASE NO. 6189

Respondent

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

TO BE SERVED: YESYM 5401 LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC AT
12:14 P.M. ON THE 7 DAY OF SEPTEMBER 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.

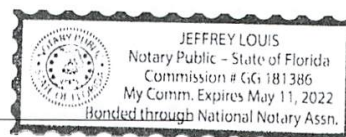


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, by Joeline 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 REPEAT VIOLATION AND FORMAL HEARING

Date:
08/27/2021

Sent To:
YESYM 5401 LLC
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Case #:
6189

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

09/07/2021 12:14

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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5401


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3150 SW 52 Avenue
Pembroke Park, Florida 33023

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AKA:
5401 SW 25 CT, PEMBROKE PARK, FL
33023

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1 of 1

09/07/2021 12:14

STAPLES



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

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19355 TURNBERRY WAY#27E
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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	19
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Joseline Ramirez
Chief Code Enforcement Officer

1. Trash & debris on property. Remove trash and maintain property clean periodically.
2. Overgrown vegetation on back end of property. Remove vines, trim weeds, trim hedges, trim trees and remove dead vegetation.
3. Broken concrete piece from dock station. Repair with plans, permit and inspections.
4. Prohibited outdoor storage (junk, loose items, miscellaneous items). Remove items.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/27/2021



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To: YESYM 5401 LLC
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Case #: 6189

Date: 08/27/2021

Property Owner: YESYM 5401 LLC
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Property Description: 514230100770

Certified Mail #:

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 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.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	19
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	15

Notes/Means of Correction:

1. Trash & debris on property. Remove trash and maintain property clean periodically.
2. Overgrown vegetation on back end of property. Remove vines, trim weeds, trim hedges, trim trees and remove dead vegetation.
3. Broken concrete piece from dock station. Repair with plans, permit and inspections.
4. Prohibited outdoor storage (junk, loose items, miscellaneous items). Remove items.

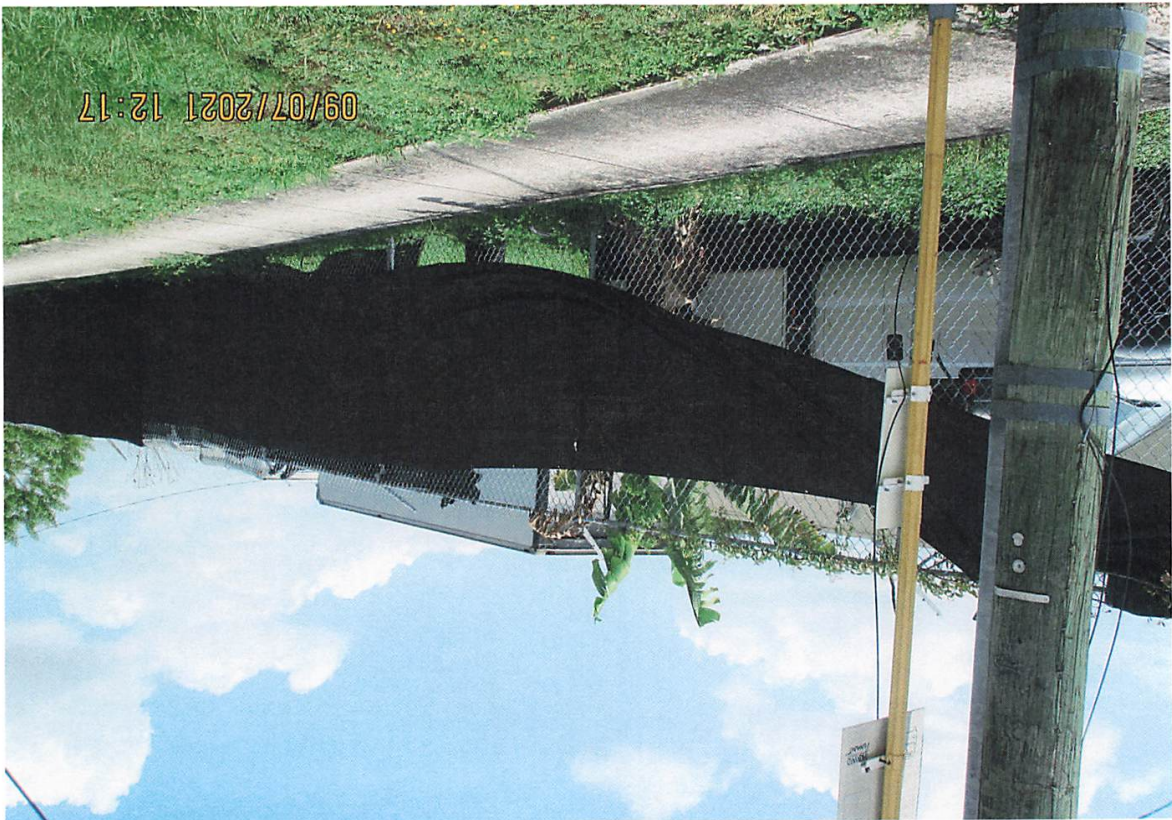
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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.





















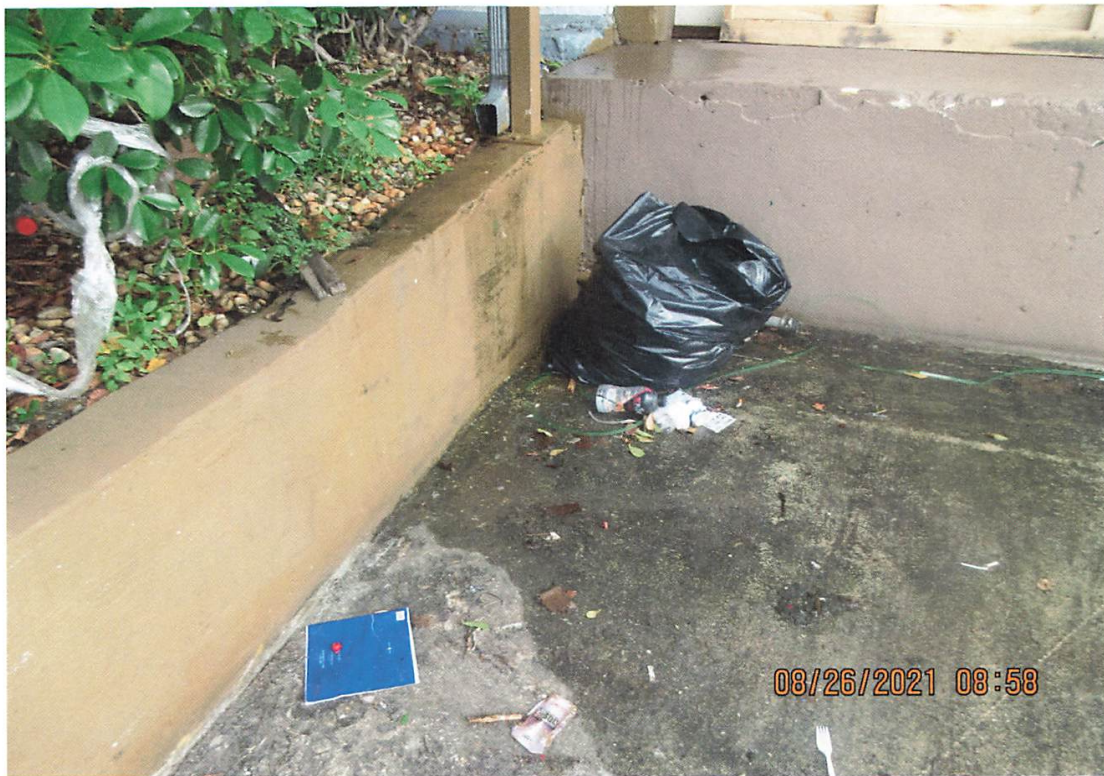
















Case Overview

Property/Incident Information

Owner	Address	Site Address
Marcel Hamel/ Julie Lecours	124 Lake Shore Drive #13 Pembroke Park, FL 33009	124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

Legal Description

Case Status	Open	Case #	1238	Date Next Inspection	9/15/2021
--------------------	------	---------------	------	-----------------------------	-----------

Notes Plumbing work done without permit. water connection replaced without permission in back of mobile home.
Need to have park approval and Building permit from Building Department for replacement.
Double Permit fee and \$150 Code Enforcement fine has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/18/2018		Notice of Violation	Posted to Property
10/4/2019	10/24/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/29/2019	10/24/2019	Final Order	Certified Mail
8/31/2021		Affidavit of Non-Compliance	Certified Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	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: 9/15/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$33,800.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$33,900.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
Total Payments		\$0.00
Fees Outstanding		\$33,900.00

7021 0350 0001 0298 2239

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OFFICIAL USE

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

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Total Postage and Fees

\$ 7.33

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Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

GLAZER & SACHS,
 H.C.F #1238
 3113 STIRLING RD,
 HOLLYWOOD, FL, 33021

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$

Total Postage and Fees

\$ 7.33

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

HAMEL, MARCEL & LECOURS, JULIE
 H.C.F #1238
 124 LAKE SHORE DR #13,
 PEMBROKE PARK, FL, 33009

Postmark
 Here

Registered No.
 RF591760152US

Date Stamp

To Be Completed By Post Office	Postage \$	\$1.30	Extra Services & Fees (continued)
	Extra Services & Fees	\$17.15	☐ Signature Confirmation
	☐ Registered Mail	\$4.25	☐ Signature Confirmation Restricted Delivery
	☐ Return Receipt (hardcopy)	\$0.00	
	☐ Return Receipt (electronic)	\$0.00	
	☐ Restricted Delivery	\$0.00	
Customer Must Declare Full Value		\$0.00	Total Postage & Fees \$22.70
Received by		09/01/2021	Domestic Insurance up to \$50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

RF 591 760 152 US

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed	FROM	Town of Pembroke Park 3150 SW 52nd AVE, Pembroke Park, FL, 33023
	TO	HAMEL, MARCEL & LECOURS, JULIE H.C.F #1238 3720 BLVD LAURIER OUEST *SAINT- HYACINTHE QC CA J2S 3T7

PS Form 3806,
 April 2015, PSN 7530-02-000-9051
 For domestic delivery information, visit our website at www.usps.com®.

- Customer
 (See Information on Reverse)

7021 0350 0001 0298 2215



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	124 LAKE SHORE DRIVE #13, PEMBROKE PARK FL 33009	ID #	5142 29 NN 0130
Property Owner	HAMEL, MARCEL LECOURS, JULIE	Millage	0613
Mailing Address	3720 BLVD LAURIER OUEST *SAINT-HYACINTHE QC CA J2S 3T7	Use	05
Abbr Legal Description	PARK LAKE INC CO-OP LOT 13		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$40,000	\$20,720	\$60,720	\$60,720	
2020	\$40,000	\$21,210	\$61,210	\$61,210	\$1,321.04
2019	\$40,000	\$28,740	\$68,740	\$67,210	\$1,477.78

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$60,720	\$60,720	\$60,720	\$60,720
Portability	0	0	0	0
Assessed/SOH	\$60,720	\$60,720	\$60,720	\$60,720
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$60,720	\$60,720	\$60,720	\$60,720

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/19/2019	CPT-T	\$100	115693498			
3/23/2017	CPT-Q	\$65,000	114278114			
12/12/2007	CPT-T	\$100	44929 / 1895			
4/20/1998	CPT	\$100	28075 / 779			
3/12/1996	CPT		24644 / 955			
				Adj. Bldg. S.F.		552
				Units/Beds/Baths		1/1/1
				Eff./Act. Year Built: 1969/1968		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Profit Corporation
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

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

Title Director

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

Title Secretary

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

Title DIRECTOR

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

Title Treasurer

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

Title Director

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

Title VP

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

Title Register Agent

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

Title Director

Beaulieu, Jean Rene

3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Annual Reports

Report Year	Filed Date
2019	03/11/2019
2020	03/09/2020
2021	03/09/2021

Document Images

03/09/2021 -- ANNUAL REPORT	View image in PDF format
03/09/2020 -- ANNUAL REPORT	View image in PDF format
03/11/2019 -- ANNUAL REPORT	View image in PDF format
11/08/2018 -- REINSTATEMENT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/05/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
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03/25/2009 -- ANNUAL REPORT	View image in PDF format
04/11/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
03/22/2006 -- ANNUAL REPORT	View image in PDF format
03/31/2005 -- ANNUAL REPORT	View image in PDF format
04/15/2004 -- ANNUAL REPORT	View image in PDF format
04/17/2003 -- ANNUAL REPORT	View image in PDF format
03/26/2002 -- ANNUAL REPORT	View image in PDF format
03/14/2001 -- ANNUAL REPORT	View image in PDF format
03/21/2000 -- ANNUAL REPORT	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
03/19/1998 -- ANNUAL REPORT	View image in PDF format
03/07/1997 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- Reg. Agent Change	View image in PDF format
06/08/1995 -- ANNUAL REPORT	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MARCEL HAMEL/JULIE LECOURS)

CASE NO. 1238

Respondent

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

TO BE SERVED: MARCEL HAMEL/JULIE LECOURS

TYPE OF PROCESS: HEARING TO CONFIRM FINE

ADDRESS: 124 LAKE SHORE DRIVE #13, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MARCEL HAMEL/JULIE LECOURS AT
12:34 A.M. ON THE 7 DAY OF SEPTEMBER 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

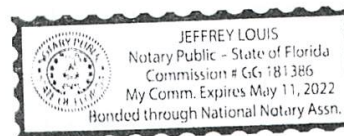
STATE OF FLORIDA
COUNTY OF BROWARD

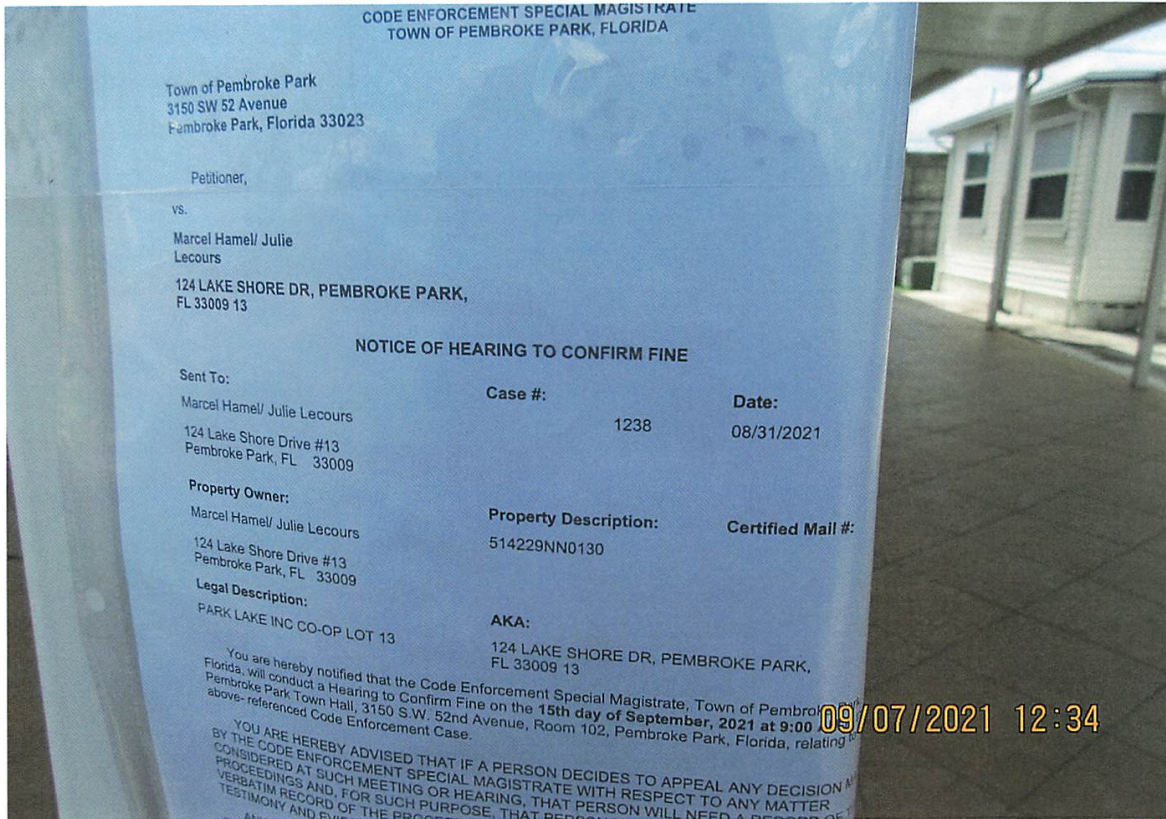
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.



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.

Marcel Hamel/ Julie
Lecours

124 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 13

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Marcel Hamel/ Julie Lecours	1238	08/31/2021
124 Lake Shore Drive #13 Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
Marcel Hamel/ Julie Lecours	514229NN0130	
124 Lake Shore Drive #13 Pembroke Park, FL 33009		
Legal Description:	AKA:	
PARK LAKE INC CO-OP LOT 13	124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

1238

Petitioner,

vs.

Marcel Hamel/ Julie
Lecours
124 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 13

Respondent(s)

On 8/31/2021 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Marcel Hamel/ Julie Lecours
Address: 124 Lake Shore Drive #13 Pembroke Park, FL 33009
Folio: 514229NN0130
Site Address: 124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13
Legal Description: PARK LAKE INC CO-OP LOT 13

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021

Notes/Mean of Correction:

Plumbing work done without permit. water connection replaced without permission in back of mobile home.

Need to have park approval and Building permit from Building Department for replacement.

Double Permit fee and \$150 Code Enforcement fine has been assessed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

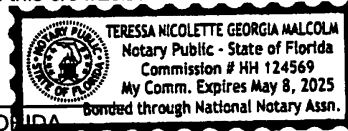


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/31/2021



NOTARY PUBLIC, STATE OF FLORIDA



Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**INVOICE**

DATE: September 10, 2021
INVOICE # 324
FOR:

Case # 1238
Marcel Hamel, Julie Lecours
124 Lake Shore Drive #13
Pembroke Park, FL 33009

Bill To:

Marcel Hamel, Julie Lecours
124 Lake Shore Drive #13
Pembroke Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Final Order on 10/24/2019		
1	Admin Fee	\$ 100.00	\$ 100.00
676	Day(s) of Per Diem from (11/09/2019-09/15/2021)	\$ 50.00	\$ 33,800.00
84	Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)	\$ (50.00)	\$ (4,200.00)
		Balance	\$ 29,700.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN LLC	2673 S PARK LN HALLANDALE BEACH, FL 33009	2565 S PARK LN, PEMBROKE PARK, FL 33009 #AC Customs-2565 S Park Ln.

Legal Description

Case Status Open **Case #** 4420 **Date Next Inspection** 8/31/2021

Notes No current Business Tax Receipt, tenant will need BTR to operate business. Dumpster is not provided by franchise contractor. Business will need a dumpster from Waste Management.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/13/2019		Notice of Violation	Hand/Regular Mail
8/7/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/27/2019	8/22/2019	Final Order	Certified Mail
8/31/2021		Affidavit of Non-Compliance	Certified Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
GARBAGE AND REFUSE	Sec. 11-42. (b)(1) - Disposal of solid waste restricted.	(b) The disposal of solid waste in containers is restricted as follows: (1) All solid waste shall be placed in a Town issued or Town approved solid waste container.	Not in Compliance - Reinspection Date: 8/31/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 8/31/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$37,200.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$37,300.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
Total Payments		\$0.00

Case Overview

	Fees Outstanding	\$37,300.00
--	-------------------------	--------------------

7021 0350 0001 0298 2208

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$

Total Postage and Fees
\$ 7.33

Sent To
PEMBROKE CROWN LLC
H.C.F #4420
2565 S PARK LANE,
PEMBROKE PARK, FL, 33009

Street and Apt. No.,
City, State, ZIP+4®

PS Form 3800, Apr

Postmark Here
SEP - 1 2021
HOLLYWOOD FL 33023

7021 0350 0001 0298 2192

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

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OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$

Total Postage and Fees
\$ 7.33

Sent To
PEMBROKE CROWN LLC
ETAN RAZ
H.C.F #4420
2673 S PARK LN,
HALLANDALE BEACH, FL, 33009

Street and Apt. No.,
City, State, ZIP+4®

PS Form 3800, Apr

Postmark Here
SEP - 1 2021
HOLLYWOOD 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:

PEMBROKE CROWN LLC
H.C.F #4420
2565 S PARK LANE,
PEMBROKE PARK, FL, 33009

2. Article Number (Transfer from service label)
7021 0350 0001 0298 2208

9590 9402 6610 1028 6969 79

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	

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

Domestic Return Receipt



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2565-2573 S PARK LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0055
Property Owner	PEMBROKE CROWN LLC	Millage	0613
Mailing Address	2673 S PARK LN HALLANDALE BEACH FL 33009	Use	48
Abbr Legal Description	29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA: LOT 17, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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

* 2021 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$53,820	\$419,920	\$473,740	\$420,710	
2020	\$53,820	\$328,650	\$382,470	\$382,470	\$8,254.41
2019	\$53,820	\$328,650	\$382,470	\$382,470	\$8,350.85
2021* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$473,740	\$473,740	\$473,740	\$473,740	
Portability	0	0	0	0	
Assessed/SOH	\$420,710	\$473,740	\$420,710	\$420,710	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$420,710	\$473,740	\$420,710	\$420,710	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
4/28/2016	WD*-E	\$850,000	113679108	\$7.00	7,688
10/28/2013	WD*-E	\$525,000	111897263		
10/23/2003	SW*	\$680,000	36328 / 1219		
10/1/1987	WD*	\$1,850,000	14853 / 92		
				Adj. Bldg. S.F. (Card, Sketch)	
				Eff./Act. Year Built: 1969/1968	

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN LLC

Filing Information

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

Principal Address

2673 S. PARK LANE
PEMBROKE PINES, FL 33009

Mailing Address

2673 S. PARK LANE
PEMBROKE PINES, FL 33009

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGRM

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

Annual Reports

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

Document Images

[01/11/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/19/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE CROWN LLC
AC CUSTOMS
Respondent

CASE NO. 4420

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

TO BE SERVED: PEMBROKE CROWN LLC/ AC CUSTOMS LLC
TYPE OF PROCESS: HEARING TO CONFIRM FINE

ADDRESS: 2673 S PARK LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN LLC/ AC CUSTOMS LLC
AT 4:11 P.M. ON THE 7 DAY OF SEPTEMBER 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

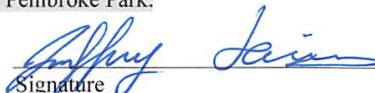
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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

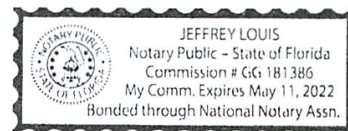
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, 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.

PEMBROKE CROWN LLC

**2565 S PARK LN, PEMBROKE PARK, FL
33009 #AC Customs-2565 S Park Ln.**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

PEMBROKE CROWN LLC

Case #:

4420

Date:

08/31/2021

2673 S PARK LN
HALLANDALE BEACH, FL 33009

Property Owner:

PEMBROKE CROWN LLC

Property Description:

514229000055

Certified Mail #:

2673 S PARK LN
HALLANDALE BEACH, FL 33009

Legal Description:

29-51-42 S 50 OF N 275 OF W1/2 OF
NW1/4 OF NE1/4 OF NE1/4 LESS W 181
DESC IN OR 3589/195 AKA:LOT
17,PEMBROKE PARK INDUSTRIAL
CENTER (UNREC)

AKA:

2565 S PARK LN, PEMBROKE PARK, FL
33009 #AC Customs-2565 S Park Ln.

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
4420

Petitioner,

vs.

PEMBROKE CROWN LLC
2565 S PARK LN, PEMBROKE PARK, FL
33009 #AC Customs-2565 S Park Ln.

Respondent(s)

On 8/31/2021 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PEMBROKE CROWN LLC
Address: 2673 S PARK LN HALLANDALE BEACH, FL 33009
Folio: 514229000055
Site Address: 2565 S PARK LN, PEMBROKE PARK, FL 33009 #AC Customs-2565 S Park Ln.
Legal Description: 29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA: LOT 17, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
GARBAGE AND REFUSE	Sec. 11-42. (b)(1) - Disposal of solid waste restricted.	(b) The disposal of solid waste in containers is restricted as follows: (1) All solid waste shall be placed in a Town issued or Town approved solid waste container.	Not in Compliance - Reinspection Date: 8/31/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 8/31/2021

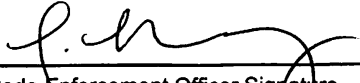
Notes/Mean of Correction:

No current Business Tax Receipt, tenant will need BTR to operate business. Dumpster is not provided by franchise contractor. Business will need a dumpster from Waste Management.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

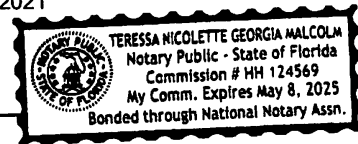


Code Enforcement Officer Signature

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 8/31/2021



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

Case #:

4420

Petitioner,

vs.

PEMBROKE CROWN LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 2565 S PARK LN, PEMBROKE PARK, FL
33009 #AC Customs-2565 S Park Ln.

FOLIO: 514229000055

LEGAL DESCRIPTION: 29-51-42 S 50 OF N 275 OF W1/2 OF
NW1/4 OF NE1/4 OF NE1/4 LESS W 181
DESC IN OR 3589/195 AKA: LOT
17, PEMBROKE PARK INDUSTRIAL
CENTER (UNREC)

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
GARBAGE AND REFUSE...	Sec. 11-42. (b)(1) - Disposal of solid waste restricted.	(b) The disposal of solid waste in containers is restricted as follows: (1) All solid waste shall be placed in a Town issued or Town approved solid waste container. ...	9/1/2019		\$50.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 rec...	9/1/2019		\$0.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to \$500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of \$100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

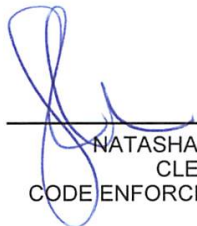
Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

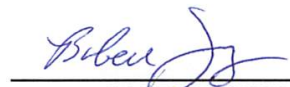
'AUG 22 2019

DONE AND ORDERED this _____

ATTEST:


 NATASHA JOSEPH
 CLERK
 CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
 TOWN OF PEMBROKE PARK, FLORIDA


 ROBERT JANZER
 CHAIRPERSON
 CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.



Town of Pembroke Park
Business Tax / Billing Division

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

Customer Number **001300**

APPLICATION FORM

Application Category: Manufacturing

Application Date: 9/18/2015

Business Owner Information (Residential Usage)

Business Name: AC CUSTOM INC

Business Owner/Corporation/Partnership:

Business Address: 2565 S PARK RD

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

Business Phone: Other Phone: 3054392387 Fax #:

E-Mail: Contact Person's Name: LUZ TREJOS

Parcel Information

Folio Number: 514229000055 Legal Description:

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 2565 S PARK RD

City / State / Zip: PEMBROKE PK FL 330090000

Business Description:

MANF-FURNITURE

Limitations:

(NO BTR-STILL IN PROCESS)



R203 BTR Inspections For Customer (001300 - AC CUSTOM INC)

Event ID	Inspection	Inspection Date	Status
Miscellaneous Inspection			
78861	Attachment	8/28/2019	In-Complete

Inactive account from FY 15/16 - must reapply.
Also outstanding annual inspection fee \$300.92 on account #067650C - must be paid before business tax can be issued.
See voided application and billing from acct#067650C attached.

As of 7/20/20-pending inspections needed are electrical, fire and structural to complete the business tax application process.

Fire Inspection

48504	BTR Inspection - Fire	9/17/2015	Canceled Inspection
-------	-----------------------	-----------	------------------------

9/17/15- Inspection fees paid. Customer will call back to setup inspections.

3/23/16- Contact customer to setup inspections - no answer / left a message to follow-up with Michelle Grooms.
As per Michelle Riley

Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



Bill To:
Pembroke Crown LLC
2673 S Park Lane
Pembroke Park, FL 33009

INVOICE

DATE: September 10, 2021
INVOICE # 320
FOR:

Case # 4420
Pembroke Crown LLC
AC Customs

2565 S Park Lane
Pembroke Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 11-42(b)(1) & 15-17		
	Final Order on 08/22/2019		
1	Admin Fee	\$ 100.00	\$ 100.00
744	Day(s) of Per Diem from (09/02/2019-09/15/2021)	\$ 50.00	\$ 37,200.00
84	Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)	\$ (50.00)	\$ (4,200.00)
Balance			\$ 33,100.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Waterman Plumbing - 3120 SW 19th Street Bay 153

Legal Description

Case Status Open **Case #** 4469 **Date Next Inspection** 8/31/2021

Notes No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate.
Acct: 132850C

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/17/2019		Notice of Violation	Posted to Property
8/6/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/27/2019	8/22/2019	Final Order	Certified Mail
8/31/2021		Affidavit of Non-Compliance	Certified Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	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: 8/31/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 8/31/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$36,200.00
Admin Fixed		Admin Fixed		\$100.00

Case Overview

		Total Fines	\$36,300.00
--	--	--------------------	--------------------

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$36,300.00

7021 0350 0001 0298 2185

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OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$

Total Postage and Fees
\$ 8.36

Sent To
PEMBROKE PARK WAREHOUSES
HOLDING
H.C.F #4504, 4469, 4471
3150 PEMBROKE RD,
PEMBROKE PARK, FL, 33009

City, State, ZIP+4®
PS Form 3800, Apr 2007

Postmark Here

7021 0350 0001 0298 2161

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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
\$ 8.36

Sent To
ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
H.C.F #4504, 4469, 4471
200 EAST LAS OLAS BLVD, SUITE 1000
FORT LAUDERDALE, FL, 33301

City, State, ZIP+4®
PS Form 3800, Apr 2007

Postmark Here

7021 0350 0001 0298 2178

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OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$

Total Postage and Fees
\$ 8.36

Sent To
PEMBROKE PARK WAREHOUSES
HOLDING
H.C.F #4504, 4469, 4471
3850 HOLLYWOOD BLVD STE 400,
HOLLYWOOD, FL, 33021

City, State, ZIP+4®
PS Form 3800, Apr 2007

Postmark Here

7021 0350 0001 0298 2130

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$

Total Postage and Fees
\$ 7.33

Sent To
PEMBROKE PARK WAREHOUSES
WATERMAN PLUMBING
H.C.F #4469
3120 SW 19 STREET, BAY 153
PEMBROKE PARK, FL, 33009

City, State, ZIP+4®
PS Form 3800, Apr 2007

Postmark Here



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
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\(8\)](#).

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$299,310	\$1,070,190	\$1,369,500	\$1,369,500	
2020	\$299,310	\$1,070,190	\$1,369,500	\$1,369,500	\$29,556.27
2019	\$299,310	\$1,070,190	\$1,369,500	\$1,369,500	\$29,901.67

2021* 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
2019	03/18/2019

8/31/2021

Detail by Entity Name

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

Document Images

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

Florida Department of State, Division of Corporations

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING
WATERMAN PLUMBING
Respondent

CASE NO. 4469

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/ WATERMAN PLUMBING
TYPE OF PROCESS: HEARING TO CONFIRM FINE

ADDRESS: 3120 SW 19 STREET, BAY 153, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/
WATERMAN PLUMBING AT 3:29 P.M. ON THE 7 DAY OF SEPTEMBER 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.



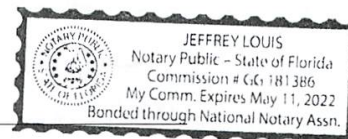
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, 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.
**PEMBROKE PARK
WAREHOUSES HOLDING**
3120 SW 19 ST, PEMBROKE PARK, FL
33009 #Waterman Plumbing - 3120 SW
19th Street Bay 153

NOTICE OF HEARING TO CONFIRM FINE

Sent To: PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	Case #: 4469	Date: 08/31/2021
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 #Waterman Plumbing - 3120 SW 19th Street Bay 153	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 15th day of September, 2021 at 10:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida. If you do not appear at the above-referenced Code Enforcement Case.

09/07/2021 15:29

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 AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE HEARING. THAT PERSON MAY NEED TO ENSURE THAT A RECORD OF THE HEARING IS FILED WITH THE TOWN OF PEMBROKE PARK. THE RECORD INCLUDES THE

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**PEMBROKE PARK
WAREHOUSES HOLDING**

3120 SW 19 ST, PEMBROKE PARK, FL
33009 #Waterman Plumbing - 3120 SW
19th Street Bay 153

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING	4469	08/31/2021
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 #Waterman Plumbing - 3120 SW 19th Street Bay 153	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
4469

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3120 SW 19 ST, PEMBROKE PARK, FL
33009 #Waterman Plumbing - 3120 SW 19th
Street Bay 153

Respondent(s)

On 8/31/2021 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	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 #Waterman Plumbing - 3120 SW 19th Street Bay 153
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
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: 8/31/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 8/31/2021

Notes/Mean of Correction:

No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate.

Acct: 132850C

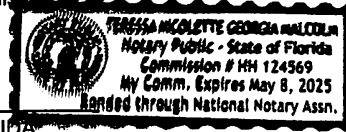
Further, Affiant sayeth naught


 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 8/31/2021


 NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

Case #:

4469

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 3120 SW 19 ST, PEMBROKE PARK, FL
33009 #Waterman Plumbing - 3120 SW
19th Street Bay 153

FOLIO: 514220000441

LEGAL DESCRIPTION: 20-51-42 E1/2 OF SW1/4 OF NE1/4 OF
SE1/4 LESS S 225 THEREOF

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 rec...	9/21/2019		\$50.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 ot...	9/21/2019		\$0.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to \$500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of \$100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

AUG 22 2019

DONE AND ORDERED this _____

ATTEST:


 NATASHA JOSEPH
 CLERK
 CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
 TOWN OF PEMBROKE PARK, FLORIDA


 ROBERT JANZER
 CHAIRPERSON
 CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.



Town of Pembroke Park
Business Tax / Billing Division

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

Customer Number

132850

APPLICATION FORM

Application Category: No Business Tax / Inspection Fees Only

Application Date: 6/12/2017

Business Owner Information (Residential Usage)

Business Name: WATERMEN PLUMBING

Business Owner/Corporation/Partnership:

Business Address: 3120 SW 19 ST, 153

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

Business Phone:

Other Phone:

3056329170

Fax #:

E-Mail:

Contact Person's Name:

YOSEF WASSERMAN

Parcel Information

Folio Number: 514220000441

Legal Description:

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 1830 RADIUS DR, 1018

City / State / Zip: HOLLYWOOD FL 33020

Business Description:

PLUMBING SERVICE

Limitations:

(NO BTR - STILL IN PROCESS)



R203 BTR Inspections For Customer (132850 - WATERMEN PLUMBING)

Event ID	Inspection	Inspection Date	Status
Miscellaneous Inspection			
80246	Attachment	10/21/2019	In-Complete
Did not schedule structural inspection for 10-21-19, must reschedule.			
Permit # 90897 (expired as of 9/2/21), Code Case #4469			
Structural Inspection			
75072	BTR Business Occupancy Inspection	4/22/2019	Fail Without Penalty
No access at 10:15 am			
Zoning Inspection			
75073	BTR Inspection	4/22/2019	Pass
Electrical Inspection			
75070	BTR Inspection	4/23/2019	Fail
Work without permit; Permit required for Electrical outlets for break area, office, washing machine, Dryer.			
Provide Electrical floor plan drawing showing all electrical.			
Fire Inspection			
75071	BTR Inspection - Fire	4/23/2019	Canceled Inspection
80234	BTR Inspection - Fire	10/22/2019	Fail Without Penalty
Needs to obtain permits			

Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



INVOICE

DATE: September 10, 2021
INVOICE # 322
FOR:

Case # 4504

Pembroke Park Warehouses Holding
Waterman Plumbing
3120 SW 19th Street, Bay 153
Pembroke Park, FL 33009

Bill To:

Pembroke Park Warehouses
Holding
3120 SW 19th Street
Pembroke Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 15-17; 15-24		
	Final Order on 08/22/2019		
1	Admin Fee	\$ 100.00	\$ 100.00
724	Day(s) of Per Diem from (09/22/2019-09/15/2021)	\$ 50.00	\$ 36,200.00
84	Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)	\$ (50.00)	\$ (4,200.00)
Balance		\$	32,100.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Roody Jean Gilles Cabinetry - 3120 Pembroke Rd. #234

Legal Description

Case Status Open **Case #** 4471 **Date Next Inspection** 8/31/2021

Notes No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate
Acct: 113990C

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/17/2019		Notice of Violation	Posted to Property
8/6/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/27/2019	8/22/2019	Final Order	Certified Mail
8/31/2021		Affidavit of Non-Compliance	Certified Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	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: 8/31/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 8/31/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$37,200.00
Admin Fixed		Admin Fixed		\$100.00

Case Overview

		Total Fines	\$37,300.00
--	--	--------------------	--------------------

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$37,300.00

7021 0350 0001 0298 2185

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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	
\$	8.36
Sent To	
PEMBROKE PARK WAREHOUSES	
HOLDING	
H.C.F #4504, 4469, 4471	
3150 PEMBROKE RD,	
PEMBROKE PARK, FL, 33009	
PS Form 3800, Apr	

Postmark Here

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	8.36
Sent To	
ZEMEL, FRANKLIN L	
C/O ARNSTEIN & LEHR LLP	
H.C.F #4504, 4469, 4471	
200 EAST LAS OLAS BLVD, SUITE 1000	
FORT LAUDERDALE, FL, 33301	
PS Form 3800, Apr	

Postmark Here

7021 0350 0001 0298 2178

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	8.36
Sent To	
PEMBROKE PARK WAREHOUSES	
HOLDING	
H.C.F #4504, 4469, 4471	
3850 HOLLYWOOD BLVD STE 400,	
HOLLYWOOD, FL, 33021	
PS Form 3800, Apr	

Postmark Here

7021 0350 0001 0298 2147

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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	
\$	7.33
Sent To	
PEMBROKE PARK WAREHOUSES	
ROODY JEAN CABINETRY	
H.C.F #4471	
3120 PEMBROKE ROAD, BAY 234	
PEMBROKE PARK, FL, 33009	
PS Form 3800, Apr	

Postmark Here



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
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\(8\)](#).

* 2021 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170	
2020	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170	\$35,246.75
2019	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170	\$35,658.63
2021* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$1,633,170	\$1,633,170	\$1,633,170	\$1,633,170	
Portability	0	0	0	0	
Assessed/SOH	\$1,633,170	\$1,633,170	\$1,633,170	\$1,633,170	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$1,633,170	\$1,633,170	\$1,633,170	\$1,633,170	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
12/1/1992	TD*	\$100	20656 / 140	\$2.00	207,177
8/1/1990	TD*	\$100		\$9.00	400
10/1/1971	WD	\$142,000			
9/1/1968	WD	\$65,000			
2/1/1962	WD	\$15,000			
				Adj. Bldg. S.F. (Card, Sketch)	
				Eff./Act. Year Built: 1973/1972	

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

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

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

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

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

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

Annual Reports

Report Year	Filed Date
2019	03/18/2019

8/31/2021

Detail by Entity Name

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

Document Images

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

Florida Department of State, Division of Corporations

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING
ROODY JEANS GILLES CABINETRY
Respondent)

CASE NO. 4471

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/ ROODY JEANS GILLES CABINETRY

TYPE OF PROCESS: HEARING TO CONFIRM FINE

ADDRESS: 3120 PEMBROKE RD BAY 234, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/ ROODY JEANS GILLES CABINETRY AT 3:34 P.M. ON THE 7 DAY OF SEPTEMBER 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.

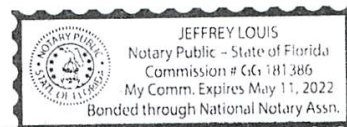


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, 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.
**PEMBROKE PARK
WAREHOUSES HOLDING**
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Roody Jean Gilles Cabinetry -
3120 Pembroke Rd. #234

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4471	08/31/2021

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	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 #Roody Jean Gilles Cabinetry -
3120 Pembroke Rd. #234

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 15th day of September, 2021 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-955-4600 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 Enforcement Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 955-4600, Ext. 215

1 of 1

09/07/2021 03:34

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**

**3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Roody Jean Gilles Cabinetry -
3120 Pembroke Rd. #234**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING	4471	08/31/2021
3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021		
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING	514220000290	
3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021		
Legal Description:	AKA:	
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	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Roody Jean Gilles Cabinetry - 3120 Pembroke Rd. #234	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
4471

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Roody Jean Gilles Cabinetry -
3120 Pembroke Rd. #234

Respondent(s)

On 8/31/2021 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK WAREHOUSES HOLDING
Address:	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio:	514220000290
Site Address:	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Roody Jean Gilles Cabinetry - 3120 Pembroke Rd. #234
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: 8/31/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 8/31/2021

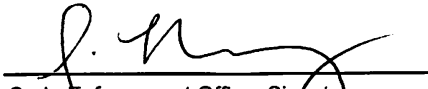
Notes/Mean of Correction:

No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate
Acct: 113990C

Further, Affiant sayeth naught

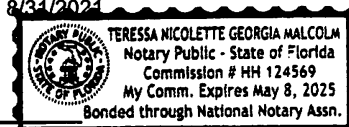
STATE OF FLORIDA

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 8/31/2021


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

Case #:

4471

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Roody Jean Gilles Cabinetry -
3120 Pembroke Rd. #234

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

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 rec...	9/1/2019		\$50.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 ot...	9/1/2019		\$0.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to \$500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of \$100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

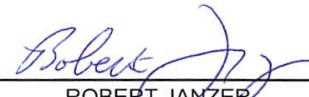
AUG 22 2019

DONE AND ORDERED this _____

ATTEST:


 NATASHA JOSEPH
 CLERK
 CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
 TOWN OF PEMBROKE PARK, FLORIDA


 ROBERT JANZER
 CHAIRPERSON
 CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.



Town of Pembroke Park
Business Tax / Billing Division

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

Customer Number

113990C

APPLICATION FORM

Application Category: No Business Tax / Inspection Fees Only

Application Date: 5/11/2017

Business Owner Information (Residential Usage)

Business Name: ROODY JEAN GILLES CABINETRY

Business Owner/Corporation/Partnership:

Business Address: 3120 PEMB RD, 234-235

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

Business Phone:

Other Phone:

7863998103

Fax #:

E-Mail:

Contact Person's Name:

ROODY JEAN GILLES

Parcel Information

Folio Number: 514220000290

Legal Description:

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 11277 NW 17 AVENUE

City / State / Zip: MIAMI FL 33167

Business Description:

FIRE INSPECTION

Limitations:

(NO BTR - NEED TO APPLY)

Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



INVOICE

DATE: September 10, 2021
INVOICE # 323
FOR:

Case # 4471

Pembroke Park Warehouses Holding
Roody Jean Gilles Cabinetry
3120 Pembroke Rd, Bay 234
Pembroke Park, FL 33009

Bill To:

Pembroke Park Warehouses
Holding
3120 Pembroke Rd, Bay 234
Pembroke Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 15-17; 15-24		
	Final Order on 08/22/2019		
1	Admin Fee	\$ 100.00	\$ 100.00
744	Day(s) of Per Diem from (09/02/2019-09/15/2021)	\$ 50.00	\$ 37,200.00
84	Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)	\$ (50.00)	\$ (4,200.00)
Balance		\$	33,100.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Executive Diesel Marine - 3154 Pembroke Road

Legal Description

Case Status Open **Case #** 4504 **Date Next Inspection** 9/15/2021

Notes No current Business Tax Receipt for business. Business owner will need to obtain and/or renew business license to continue to operate.

Acct: 051263C

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/25/2019		Notice of Violation	Posted to Property Regular Mail
8/6/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/27/2019	8/22/2019	Final Order	Certified Mail
8/31/2021		Affidavit of Non-Compliance	Certified Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	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: 9/15/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 9/15/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$37,200.00

Case Overview

Admin Fixed	Admin Fixed	\$100.00
	Total Fines	\$37,300.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$37,300.00

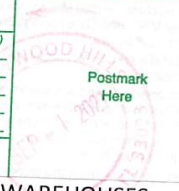
7021 0350 0001 0298 2185

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 8.36
Sent To	PEMBROKE PARK WAREHOUSES HOLDING
Street and Apt. No.,	H.C.F #4504, 4469, 4471
City, State, ZIP+4®	3150 PEMBROKE RD, PEMBROKE PARK, FL, 33009
PS Form 3800, Apr 2010	



7021 0350 0001 0298 2178

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 8.36
Sent To	PEMBROKE PARK WAREHOUSES HOLDING
Street and Apt. No.,	H.C.F #4504, 4469, 4471
City, State, ZIP+4®	3850 HOLLYWOOD BLVD STE 400, HOLLYWOOD, FL, 33021
PS Form 3800, Apr 2010	



7021 0350 0001 0298 2161

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 8.36
Sent To	ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP
Street and Apt. No.,	H.C.F #4504, 4469, 4471
City, State, ZIP+4®	200 EAST LAS OLAS BLVD, SUITE 1000 FORT LAUDERDALE, FL, 33301
PS Form 3800, Apr 2010	



7021 0350 0001 0298 2154

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 7.33
Sent To	PEMBROKE PARK WAREHOUSES EXECUTIVE DIESEL MARINE
Street and Apt. No.,	H.C.F # 4504
City, State, ZIP+4®	3154 PEMBROKE RD PEMBROKE PARK, FL 33009
PS Form 3800, Apr 2010	





Site Address	3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0300
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48
Abbr Legal Description	20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$153,770	\$2,892,090	\$3,045,860	\$924,530	
2020	\$153,770	\$2,674,240	\$2,828,010	\$840,490	\$31,068.51
2019	\$153,770	\$2,540,240	\$2,694,010	\$764,090	\$29,689.46

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$3,045,860	\$3,045,860	\$3,045,860	\$3,045,860
Portability	0	0	0	0
Assessed/SOH	\$924,530	\$3,045,860	\$924,530	\$924,530
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$924,530	\$3,045,860	\$924,530	\$924,530

Sales History				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)

* 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

8/31/2021

Detail by Entity Name

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

Document Images

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

Florida Department of State, Division of Corporations

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING
EXECUTIVE DIESEL MARINE
Respondent

CASE NO. 4504

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/ EXECUTIVE DIESEL MARINE
TYPE OF PROCESS: HEARING TO CONFIRM FINE

ADDRESS: 3154 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/ EXECUTIVE DIESEL MARINE AT 3:40 P.M. ON THE 7 DAY OF SEPTEMBER 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

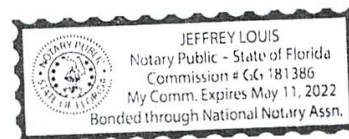
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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.

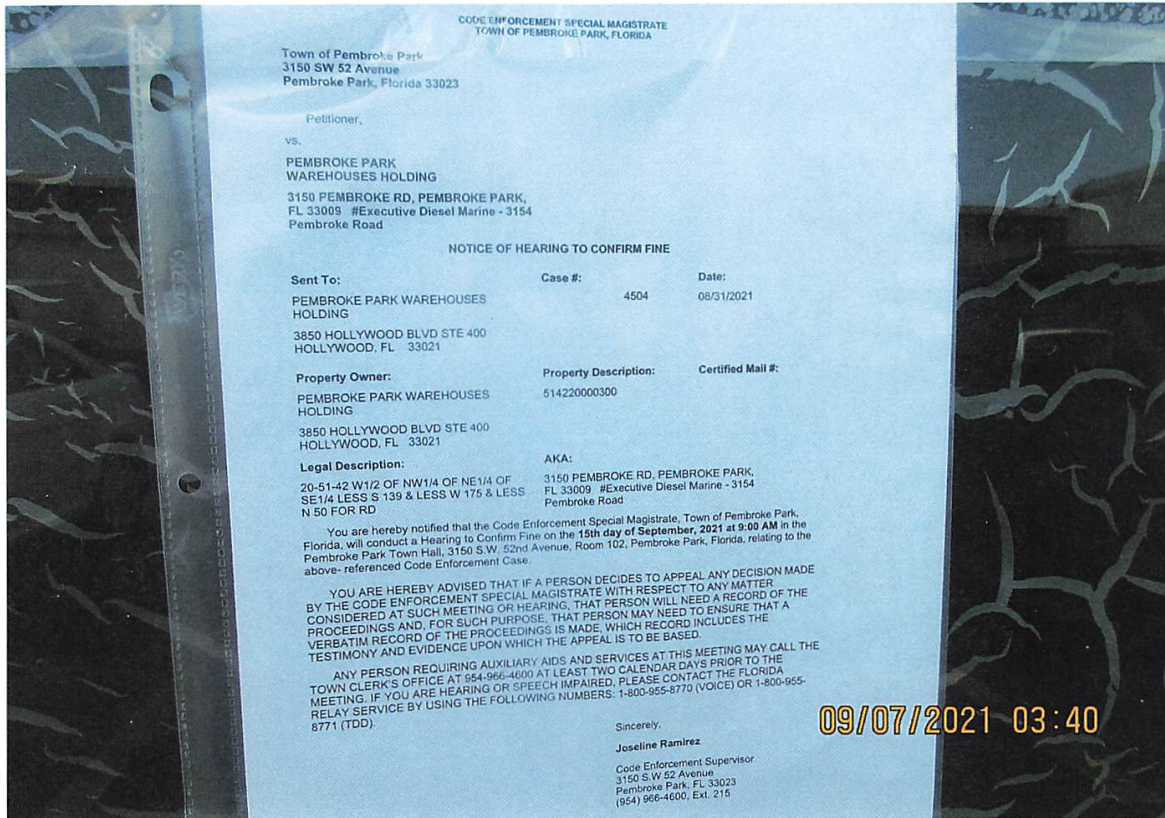

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, 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.

**PEMBROKE PARK
WAREHOUSES HOLDING**

**3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Executive Diesel Marine - 3154
Pembroke Road**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

4504

Date:

08/31/2021

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

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 #Executive Diesel Marine - 3154
Pembroke Road

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
4504

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Executive Diesel Marine - 3154
Pembroke Road
Respondent(s)

On 8/31/2021 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK WAREHOUSES HOLDING
Address:	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio:	514220000300
Site Address:	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Executive Diesel Marine - 3154 Pembroke Road
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
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: 9/15/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 9/15/2021

Notes/Mean of Correction:

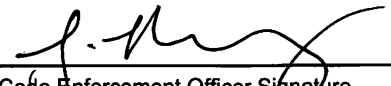
No current Business Tax Receipt for business. Business owner will need to obtain and/or renew business license to continue to operate.

Acct: 051263C

Further, Affiant sayeth naught

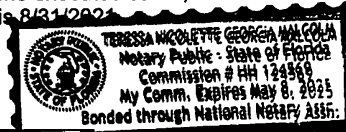
STATE OF FLORIDA

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 8/31/2021


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

Case #:

4504

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Executive Diesel Marine - 3154
Pembroke Road

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

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 rec...	9/1/2019		\$50.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 ot...	9/1/2019		\$0.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to \$500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of \$100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

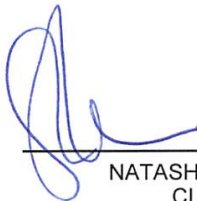
Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

'AUG 22 2019

DONE AND ORDERED this _____

ATTEST:



NATASHA JOSEPH
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA



ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.



Town of Pembroke Park
Business Tax / Billing Division

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

Customer Number

051263C

APPLICATION FORM

Application Category: No Business Tax / Inspection Fees Only

Application Date: 5/12/2017

Business Owner Information (Residential Usage)

Business Name: EXECUTIVE DIESEL

Business Owner/Corporation/Partnership:

Business Address: 3154 PEMB RD

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

Business Phone: Other Phone: 9548045795 Fax #:

E-Mail: Contact Person's Name: HUBERT HENDRICKS

Parcel Information

Folio Number: 514220000300 Legal Description:

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 6242 SW 27 STREET

City / State / Zip: MIRAMAR FL 33023

Business Description:

FIRE INSPECTION

Limitations:

(NO BTR - NEED TO APPLY)

Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**INVOICE**

DATE: September 10, 2021
INVOICE # 321
FOR:

Case # 4504

Pembroke Park Warehouses Holding
Executive Diesel Marine
3154 Pembroke Road
Pembroke Park, FL 33009

Bill To:

Pembroke Park Warehouses
Holding
3150 Pembroke Rd
Pembroke Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 15-17; 15-24		
	Final Order on 08/22/2019		
1	Admin Fee	\$ 100.00	\$ 100.00
744	Day(s) of Per Diem from (09/02/2019-09/15/2021)	\$ 50.00	\$ 37,200.00
84	Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)	\$ (50.00)	\$ (4,200.00)
Balance			\$ 33,100.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
KWITNEY, IRENE SCHWARTZREICH, MILA	20191 E COUNTRY CLUB DR, #2303 AVENTURA, FL 33180	5441 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	5636	Date Next Inspection	8/19/2021
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Notes

1. New a/c installed without a permit. Obtain permit with plans and inspections.
2. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/18/2021		Notice of Violation	Regular Mail
6/29/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/21/2021	7/20/2021	Final Order	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: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 8/19/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$700.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$800.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$800.00

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5636
Petitioner,)
)
vs.)
)
)
IRENE KWITNEY /
MILA SCHWARTZREICH
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5441 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: IRENE KWITNEY & MILA SCHWARTZREICH, 20191 E COUNTRY CLUB DR #2303, AVENTURA, FL 33180

FOLIO NO.: 514230270130

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 233.59 TO POB,N 20.33, E 52.35,S 20.33,W 52.28 TO POB AKA: UNIT C-13 LA ESTANCIA

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

CONCLUSIONS OF LAW

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

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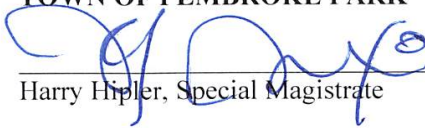
ORDER

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. WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 20th day of July 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20TH day of July 2021.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 20th day of July, 2021.



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
MS INVEST US LLC	7515 WESTOVER *MONTREAL QC, CA H4W 3K7	5100 SW 41 ST, PEMBROKE PARK, FL 33023 108

Legal Description

Case Status Open **Case #** 5619 **Date Next Inspection** 9/15/2021

Notes

1. Kitchen renovation done without permits. Obtain permit with plans and inspections for all kitchen work including Structural, Electrical, & Plumbing work.
2. Bathroom renovation done without permits. Obtain permit with plans and inspections.
3. Areas of Drywall were replaced without permits. Obtain permit with plans and inspections.
4. Water heater was replaced prior of obtaining a permit. Obtain permit with plans and inspections.
5. New A/c was installed prior of obtaining a permit. Obtain permit with plans and inspections.
6. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/18/2021		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/24/2021	6/16/2021	Final Order	
8/30/2021	9/15/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 9/15/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$1,350.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$1,450.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$1,450.00

7021 0350 0001 0297 9116

U.S. Postal ServiceTM

CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

7.33

Total Post

5100 SW 41 ST # 108

Sent To

PEMBROKE PARK, FL 33023

Street or

HET # 5619

City, State

Postmark Here

Aug 21 2024

PS Form 3800, April 2015 PSN 7530-02-000-9001

Auctions

Registered No
RE239662819US

Date Stamp
0307
15

To Be Completed
By Post Office

Postage \$ <u>\$1.30</u>	Extra Services & Fees (continued)
Extra Services & Fees	☐ Signature Confirmation
☐ Registered Mail \$ <u>\$17.15</u>	☐ Signature Confirmation
☐ Return Receipt (hardcopy) \$ <u>\$4.75</u>	☐ Restricted Delivery
☐ Return Receipt (electronic) \$ <u>\$0.00</u>	☐ Restricted Delivery
☐ Restricted Delivery \$ <u>\$0.00</u>	Total Postage & Fees
	\$ <u>\$22.70</u>

Domestic insurance up to \$50,000
is included based upon the
declared value. International
insurance is limited. (See Reverse)

To Be Completed By Customer
(Please Print)
All Entries Must Be in Ballpoint or Typed

FROM	TO
Town of Pembroke Park 3150 SW 52 Ave Pembroke Park, FL 33023	MS INVEST US LLC 7515 WESTOVER CHATELAIN *MONTREAL QC, CA H4W 3K7 HET # 5619

Code for destination
Département

PS Form 3806, Registered Mail Receipt
April 2015, PSN 7530-02-000-9051
For domestic delivery information, visit our website at www.usps.com ©
Copy 1 - Customer
(See information on Reverse)

7021 0350 0001 0298 0198

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 0.51

Total Postage
 \$ 7.18

Sent To
 ROXANA NASCO, P.A.
 2600 SO DOUGLAS ROAD SUITE 913
 CORAL GABLES, FL 33134
 City, State, ZIP+4® NOH # 5619

Postmark Here

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

1910 8620 0001 0298 0181

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OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 0.51

Total Postage
 \$ 7.18

Sent To
 CURRENT TENANT
 5100 SW 41 ST #108
 PEMBROKE PARK, FL 33023
 City, State, ZIP+4® NOH # 5619

Postmark Here

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

7019 2280 0002 0486 1617

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 0.71

Total Postage and Fee
 \$ 7.18

Sent To
 ROXANA NASCO, P.A.
 2600 SO DOUGLAS ROAD SUITE 913
 CORAL GABLES, FL 33134
 City, State, ZIP+4® NOH # 5619

Postmark Here
 MAY 26 2021
 HOLLYWOOD FL 33023

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

0001 2280 0002 0486 1600

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OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 0.71

Total Postage
 \$ 7.18

Sent To
 CURRENT TENANT
 5100 SW 41 ST #108
 PEMBROKE PARK, FL 33023
 City, State, ZIP+4® NOH # 5619

Postmark Here
 MAY 26 2021
 HOLLYWOOD FL 33023

PS Form 3800, April 2015 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 ☒ <u>CAT 19</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: ROXANA NASCO, P.A. 2600 SO DOUGLAS ROAD SUITE 913 CORAL GABLES, FL 33134 NOH # 5619		B. Received by (Printed Name) <u>ALS 2</u> C. Date of Delivery <u>6/1/2</u>	
2. Article Number (Transfer from service label) 7021 0350 0001 0298 0198		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 Confirmation¹ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		Mail Restricted Delivery (over \$500)	
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 ☒ <u>X</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: ROXANA NASCO, P.A. 2600 SO DOUGLAS ROAD SUITE 913 CORAL GABLES, FL 33134 NOH # 5619		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7019 2280 0002 0486 1617		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 Confirmation¹ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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RE239660835US

Date Stamp

Postage \$ \$1.20	Extra Services & Fees (continued)
Extra Services & Fees	☐ Signature Confirmation \$
☐ Registered Mail \$ \$16.30	☐ Signature Confirmation Restricted Delivery \$
☒ Return Receipt (hardcopy) \$ \$4.25	☐ Return Receipt (electronic) \$ \$0.00
☐ Return Receipt (electronic) \$ \$0.00	☐ Restricted Delivery \$
☐ Restricted Delivery \$	Total Postage & Fees \$ \$21.75
Customer Must Declare Full Value \$ \$0.00	Received by 05/26/2021

Domestic Insurance up to \$50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

FROM	CODE DEPT
	Town of Pembroke Park
	3150 SW 52 Ave
	Pembroke Park, FL 33023
TO	MS INVEST US LLC
	7515 WESTOVER
	MONTRAL QC CA H4W 3K7
	NOH # 5619

n 3800, registered mail receipt

PSN 7530-02-000-9051

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

Copy 1 - Customer

(See Information on Reverse)

Registered No.

RF169395985US

Date Stamp

Postage \$ \$1.20	Extra Services & Fees (continued)
Extra Services & Fees	☐ Signature Confirmation \$
☐ Registered Mail \$ \$16.30	☐ Signature Confirmation Restricted Delivery \$
☐ Return Receipt (hardcopy) \$ \$4.25	☐ Return Receipt (electronic) \$ \$0.00
☐ Return Receipt (electronic) \$ \$0.00	☐ Restricted Delivery \$
☐ Restricted Delivery \$	Total Postage & Fees \$ \$21.75
Customer Must Declare Full Value \$ \$0.00	Received by 05/29/2021

Domestic Insurance up to \$50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

FROM	HOLLYWOOD, FL 33021
	Town of Pembroke Park
	3150 SW 52 Ave
	Pembroke Park, FL 33023
TO	MS INVEST US LLC
	7515 WESTOVER
	MONTRAL QC CA H4W 3K7
	NOH # 5619

PS Form 3800, registered mail receipt

April 2015, PSN 7530-02-000-9051

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

Copy 1 - Customer

(See Information on Reverse)

#5619

OF PEMBROKE PARK

RD AVENUE • PEMBROKE PARK, FLORIDA 33023

current tenant
5100 SW 41ST #108
Pembroke Park
FL 33023

Hasler

FIRST-CLASS MAIL

03/18/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

1 #5619

OF PEMBROKE PARK

RD AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

03/18/2021

US POSTAGE \$005.03⁰



ZIP 33023
011D10656696

Sent To:

MS INVEST US LLC

7515 WESTOVER

*MONTREAL QC, CA H4W 3K7

Case #:

5619



PROPERTY SUMMARY

Tax Year: 2021
 Property Id: 514230AA0080
 Property Owner/s: MS INVEST US LLC
 Mailing Address: 7515 WESTOVER *MONTREAL QC CANADA H4W 3K7
 Physical Address: 5100 SW 41 STREET # 108 PEMBROKE PARK, 33023

Property Use: 04 - Condominium
 Millage Code: 0613
 Adj. Bldg. S.F: 810
 Bldg Under Air S.F:
 Effective Year: 1974
 Year Built: 1973
 Units/Beds/Baths: 1 / 2 / 1

Deputy Appraiser: Condo Department
 Contact Number: 954-357-6832
 Email: condoinfo@bcpa.net
 Zoning: RM-16 - MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT
 Abbr. Legal Des.: CONDADO REAL CONDO UNIT
 108 PER CDO BK/PG: 32763/1084

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

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$8,110	\$72,950	0	\$81,060	\$81,060	\$1,605.69
2020	\$7,440	\$66,960	0	\$74,400	\$74,400	\$1,508.52
2019	\$6,910	\$62,180	0	\$69,090	\$69,090	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$81,060	\$81,060	\$81,060	\$81,060
Portability	0	0	0	0
Assessed / SOH	\$81,060	\$81,060	\$81,060	\$81,060
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$81,060	\$81,060	\$81,060	\$81,060

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
03/13/2018	Warranty Deed Qualified Sale	\$70,000	114954771
11/29/2012	Special Warranty Deed Qualified Sale	\$34,714	49322 / 1033
06/19/2012	Special Warranty Deed Disqualified Sale	\$19,500	48917 / 894
02/01/2012	Certificate of Title Non-Sale Title Change	\$100	48524 / 793
12/28/2004	Warranty Deed	\$109,000	38873 / 810

LAND CALCULATIONS

Unit Price	Units	Type
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RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514230AA0370	03/29/2021	Warranty Deed	Qualified Sale	\$95,000	117228849	5100 SW 41 ST #222 PEMBROKE PARK, FL 33023
514230AA0140	01/18/2021	Warranty Deed	Qualified Sale	\$95,500	117100896	5100 SW 41 ST #115 PEMBROKE PARK, FL 33023
514230AA0130	12/16/2020	Warranty Deed	Qualified Sale	\$82,500	116985978	5100 SW 41 ST #114 PEMBROKE PARK, FL 33023
514230AA0460	08/21/2020	Warranty Deed	Qualified Sale	\$87,000	116699775	5100 SW 41 ST #302 PEMBROKE PARK, FL 33023
514230AA0740	08/13/2020	Warranty Deed	Qualified Sale	\$93,000	116673852	5100 SW 41 ST #PH2 PEMBROKE PARK, FL 33023

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
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SCHOOL

Lake Forest Elementary: C
 Mcnicol Middle: C
 Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray



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

Detail by Entity Name

Florida Limited Liability Company

MS INVEST US, LLC

Filing Information

Document Number	L12000000687
FEI/EIN Number	80-0783153
Date Filed	01/03/2012
State	FL
Status	ACTIVE

Principal Address

7515 WESTOVER
MONTREAL, QUEBEC H4W3K-7 CA

Mailing Address

7515 WESTOVER
MONTREAL, QUEBEC H4W3K-7 CA

Registered Agent Name & Address

ROXANA I. NASCO, P.A.
2600 So. Douglas Road
Suite 913
Coral Gables, FL 33134

Address Changed: 01/15/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

MALIKIN, ALEXANDER
17 TERRASSE PAGE
ILE BIZARD, QC H9E 1N7 CA

Title MGRM

STYSIS, MICHAEL
7515 WESTOVER
MONTREAL, QC H4W3K-7 CA

Annual Reports

Report Year	Filed Date
2019	01/21/2019
2020	01/13/2020
2021	01/25/2021

Document Images

01/25/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
01/21/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
01/22/2016 -- ANNUAL REPORT	View image in PDF format
01/07/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
01/03/2012 -- Florida Limited Liability	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5619
Petitioner,)
)
)
vs.)
MS INVEST US LLC)
Respondent (s))

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5100 SW 41 ST #108, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MS INVEST US LLC, 7515 WESTOVER *MONTREAL QC CA H4W 3K7

FOLIO NO.: 514230AA0080

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084

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

CONCLUSIONS OF LAW

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

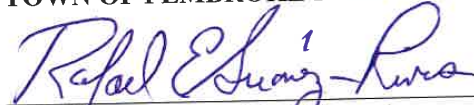
ORDER

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) 5-105; 5-17 (WITHIN 60 DAYS OF THE DATE OF THE FORMAL
4 HEARING held on 16th day of June 2021. If the Respondent(s) does/do not comply within the
5 time specified, the Respondent(s) shall pay \$150.00 PER DIEM(PER DAY) FOR EACH
6 DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN
7 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 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
12 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
13 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
14 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
15 DETERMINE IF COMPLIANCE HAS OCCURRED.
16

17 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
18 this 16th day of June 2021.
19

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24 TOWN OF PEMBROKE PARK

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28 Rafael Suarez-Rivas, Special Magistrate
29

30
31 Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek
32 judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.
33
34

35
36 Certificate of Service

37
38 I the undersigned, Code Enforcement Officer, Teresa Malcolm, do certify that a true and correct
39 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
40 set forth above in this Final Order on this 17 day of June, 2021.
41

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45 Teresa Malcolm
46 Code Enforcement Officer
47 Town of Pembroke Park
48 3150 SW 52 AVE
49 Pembroke Park, FL 33023
50

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 MS INVEST US LLC) CASE NO. 5619
 Respondent)

Page 628 of 957

5100



09/07/2021 11:55

TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MS INVEST US LLC

5100 SW 41 ST, PEMBROKE PARK, FL
33023 108

NOTICE OF HEARING TO EXTEND TIME

Sent To:

Case #:

Date:

MS INVEST US LLC

5619

08/30/2021

7515 WESTOVER
*MONTREAL QC, CA H4W 3K7

Property Owner:

Property Description:

Certified Mail #:

MS INVEST US LLC

514230AA0080

7515 WESTOVER
*MONTREAL QC, CA H4W 3K7

Legal Description:

AKA:

CONDADO REAL CONDO UNIT 108 PER
CDO BK/PG: 32763/1084

5100 SW 41 ST, PEMBROKE PARK, FL
33023 108

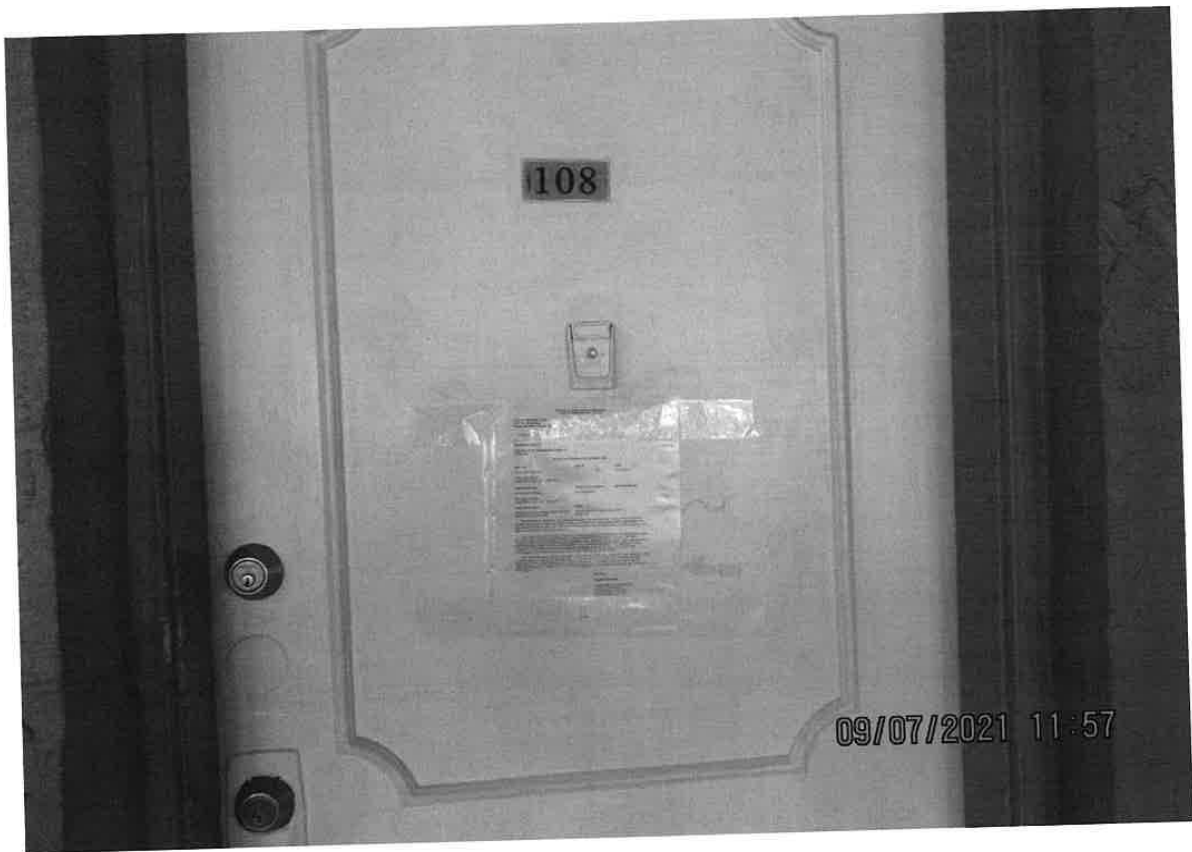
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 15th day of September, 2021 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-066-4000 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,

09/07/2021 11:55



Teresa Malcolm

From: Evens Thebeaud <evens@jaleconsulting.com>
Sent: Sunday, August 15, 2021 2:49 PM
To: Teresa Malcolm; Michael Stysis
Subject: RE: Final Order/// Case # 5619///5100 SW 41st Street Unit 108
Attachments: 108 AC PERMIT CARD.jpg; 108 WATER HEATER 93950 - comments 8-12-2021.pdf; 108 PERMIT EXTENSION ARCHITECT.pdf

Good afternoon Teresa,

I hope this e-mail finds you well...

It was nice seeing you at the City Hall the other day. As I mentioned:

1. **A/C unit:** We had the final inspection for the A/C unit, it is finalized, and we are now in compliance.
2. **Water Heater:** The water heater permit is in process (we have processed number) see attached. However, there was some comments which we have provided answers for, awaiting the city to allow us to pay, perform inspection and ultimately close it out.
3. **Kitchen Cabinet:** As discussed, it has been a challenge to retain an architect to produce a plan/sketch for the kitchen. However, we finally had an architect who committed to assist us. He is currently working on the plan. In the meantime, he is requesting an extension for 30 days to produce the plan, so we can finalize this portion of the complaint. Please see letter attached.

Please let me know if you need anything else from me to grant said extension.

Thanking you in advance for your continued assistance on this matter.

Best regards.



Evens Thebeaud, MBA- LCAM- Notary Public
Broker Associate
Tel: 305-761-3336

E-mail: Evens@jaleconsulting.com

"The mind, once stretched by a new idea, never returns to its original dimensions." Ralph Waldo Emerson...

From: Teresa Malcolm <tmalcolm@tpfpl.gov>
Sent: June 24, 2021 8:17 AM
To: Evens Thebeaud <evens@jaleconsulting.com>; Michael Stysis <Michael.Stysis@Amdocs.com>
Subject: RE: Final Order/// Case # 5619///5100 SW 41st Street Unit 108

Good morning,

GINARD
ARCHITECTURE + DESIGN

March 24, 2017

Town Of Pembroke Park Bldg. Dept.

Town Hall
3150 SW 52nd Ave.
Pembroke Park, FL 33023
954.966.4600

Re: Notice of Violation Case# 5619

Address: 5100 SW 41st, Pembroke Park, FL, Florida

To whom it may concern:

The purpose of this letter is to request that the above referred case no. be extended by 30 days. We have unforeseen circumstances that have not enabled us to finish the job and are requesting an extension, so we may have finish the work.



Sincerely,

Alex Ginard

Architect

License number: AR 100325

Tel.: 786.334.9005

alex@ginardstudio.com

22578 SW 89th PL, Cutler Bay, FL 33190
www.ginardstudio.com



TOWN OF PEMBROKE PARK BUILDING PERMIT

PERMIT No. 2111012-0 DATE 6/16/2021 8:31:38 AM

OWNER N8 INVEST US LLC

CONTRACTOR E & P AIR CONDITIONING STATE CERTIFIED FL

ADDRESS 5100 SW 41 ST UNIT 108

SUBDIVISION CONADO REAL

LOT 108 BLOCK 0



For inspections call 954-966-4600 x226
NOTICE: In addition to the requirements of this permit there may be additional restrictions applicable to this property that may be found in the public records of this county and their may be additional permits required from other governmental entities such as zoning, water management districts, state agencies or federal agencies. CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE. DO NOT REMOVE THIS CARD BEFORE COMPLETION UNDER SECTION 104.1 OF THE FLORIDA BUILDING CODE.

PURPOSE
VIOLATION: SPLIT SYSTEM A/C REPLACEMENT -
ROOF TOP C.U.
PA11002600 / MAP34AL - 90W

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT

Teresa Malcolm

From: Teresa Malcolm
Sent: Monday, August 16, 2021 7:48 AM
To: Evens Thebeaud; Michael Stysis
Subject: RE: Final Order/// Case # 5619///5100 SW 41st Street Unit 108

Evens:

Good morning,

Thank you for the update.
I'll have to send the request to the Special Magistrate for a hearing to extend time since the case was already presented in front of the judge. This month's hearing has been scheduled for this week so it is impossible to add this request for August's Special Magistrate Hearing so I would have to add you for September's hearing. We will be in contact with any changes and I'll present them to the judge.

Also, it was nice seeing you as well!

Regards,



Teresa Malcolm

Code Enforcement Officer

P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov

Town of Pembroke Park / Code Enforcement

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to tmalcolm@townofpembrokepark.com to tmalcolm@tppfl.gov

/***** EMAIL DISCLAIMER *****/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Consider the Environment before printing.

From: Evens Thebeaud <evens@jaleconsulting.com>
Sent: Sunday, August 15, 2021 2:49 PM
To: Teresa Malcolm <tmalcolm@tppfl.gov>; Michael Stysis <Michael.Stysis@Amdocs.com>
Subject: RE: Final Order/// Case # 5619///5100 SW 41st Street Unit 108

Good afternoon Teresa,

I hope this e-mail finds you well...

It was nice seeing you at the City Hall the other day. As I mentioned:

1. **A/C unit:** We had the final inspection for the A/C unit, it is finalized, and we are now in compliance.



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT APPLICATION

2111153

PERMIT NO.

P-93950

APPLICATION NO.



AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: PLUMBING					
JOB NAME: MS INVEST US LLC					
JOB ADDRESS: 5100 SW 41 ST UNIT 108					
OWNER NAME: MS INVEST US LLC					
OWNER ADDRESS: 5100 SW 41 STREET					
CITY: PEMBROKE PARK					
PHONE: 5149447334		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: DPAUL PLUMBING INC					
MAIL ADDRESS: 21005 NW 14TH PL #146					
CITY STATE ZIP: MIAMI FL 33169					
PHONE: 3053321407		FAX:		EMAIL: DPAUL PLUMBING@GMAIL.COM	
CERT. COMPETENCY: CFC1428259			STATE REGISTRATION: N/A		
LOT: 108	BLOCK: 0	PRESENT USE: CONDO		PROPOSED USE: CONDO	
FOLIO NUMBER: 514230AA0080			SUBDIVISION: 0		
NO. OF STORIES: 0		OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0
TYPE OF WORK:		N/A	N/A	N/A	OTHER
JOB COST: 850		SQ.FT. / L.F.: 0			
DESCRIBE WORK: WATER HEATER (AFTER THE FACT)					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-5555 FAX



BUILDING PERMIT APPLICATION

PERMIT NO.

B-94083

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

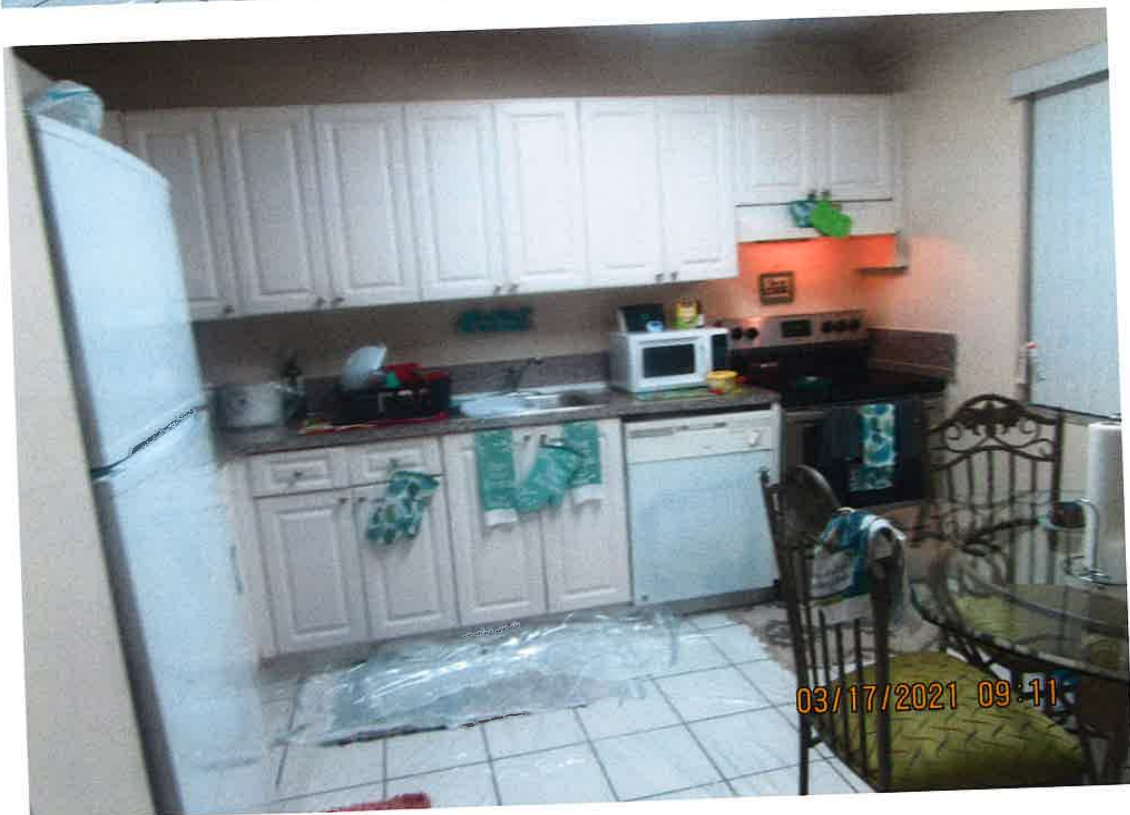
PERMIT TYPE: STRUCTURAL					
JOB NAME: MS INVEST US LLC					
JOB ADDRESS: 5100 SW 41 ST UNIT108					
OWNER NAME: MS INVEST US LLC					
OWNER ADDRESS: 7515 WESTOVER					
CITY: PEMBROKE PARK					
PHONE: 3057613336		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: M & D Eurostyle Inc.					
MAIL ADDRESS: 100 Golden Isles Dr. #200					
CITY STATE ZIP: Hallandale Beach FL 33009					
PHONE: 9546824216		FAX:		EMAIL: a.c.damian@gmail.com	
CERT. COMPETENCY: CBC1259871			STATE REGISTRATION: N/A		
LOT: 108	BLOCK: 0	PRESENT USE: CONDO		PROPOSED USE: CONDO	
FOLIO NUMBER: 514230AA0080			SUBDIVISION: CONDADO REAL		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	ALTER	N/A	N/A
JOB COST: 500		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: Kitchen Remodel. New Cabinets					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

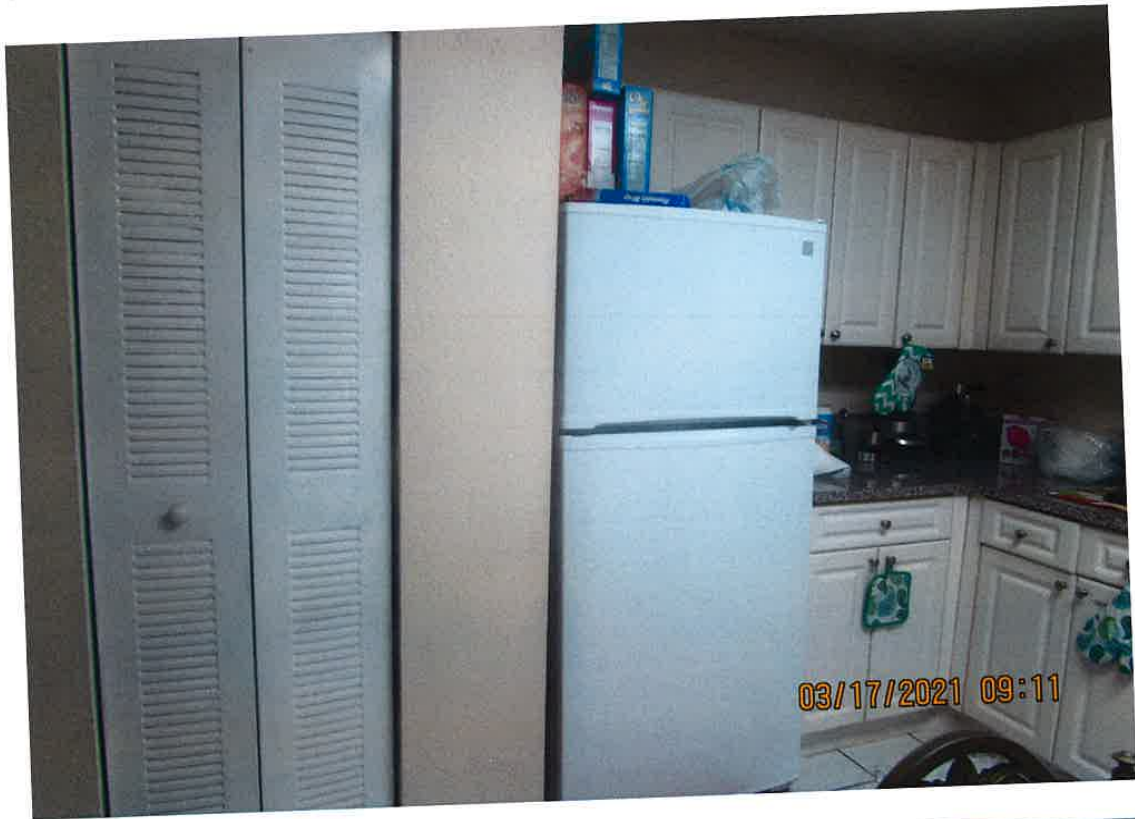
Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and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













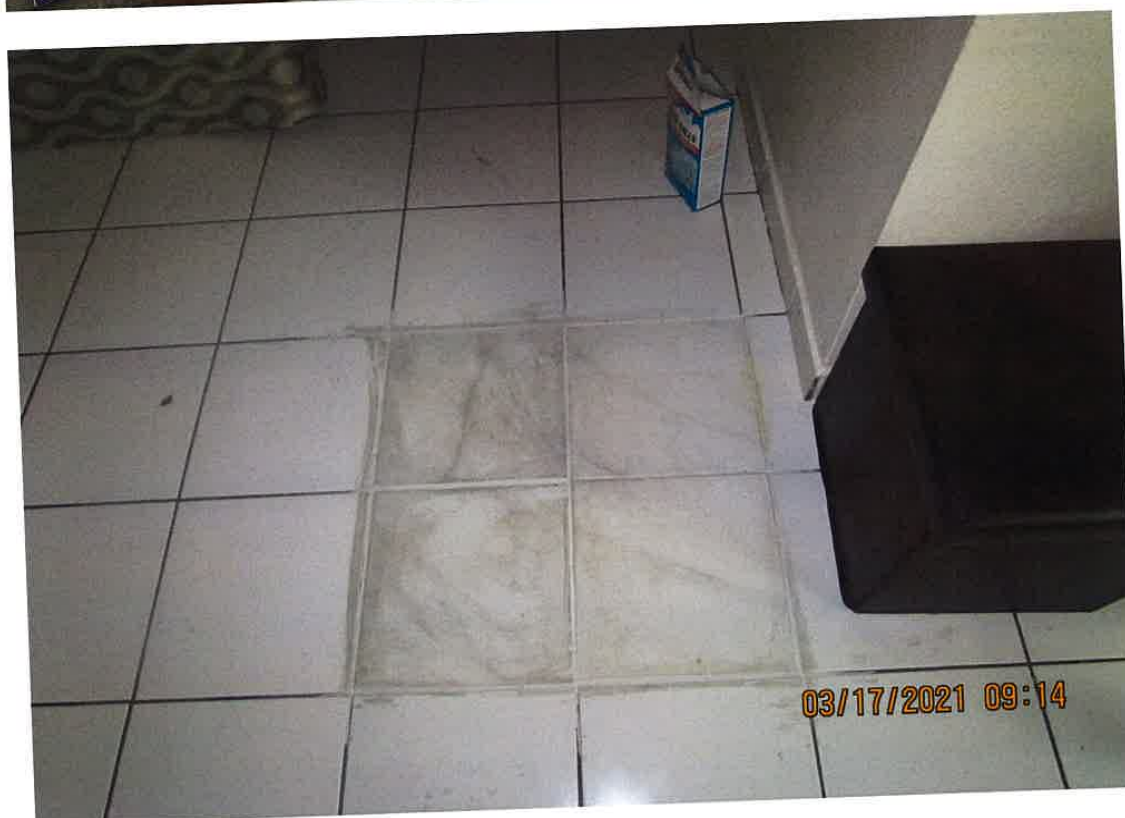
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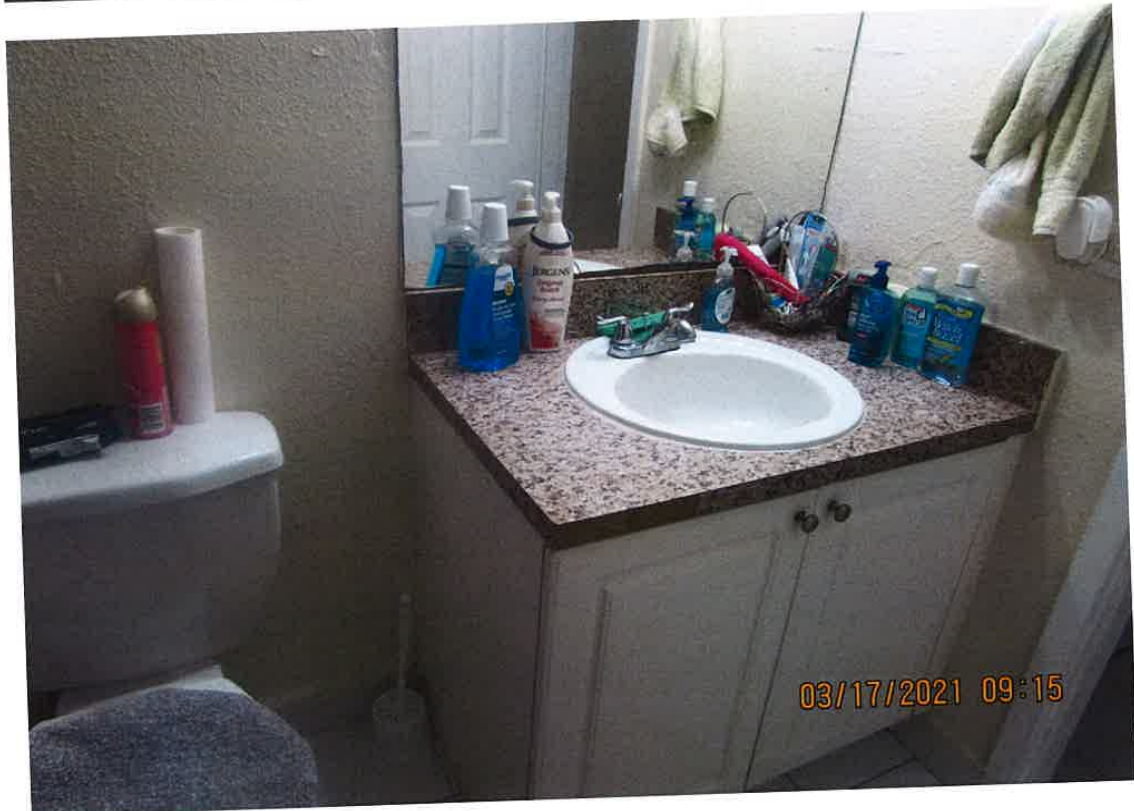
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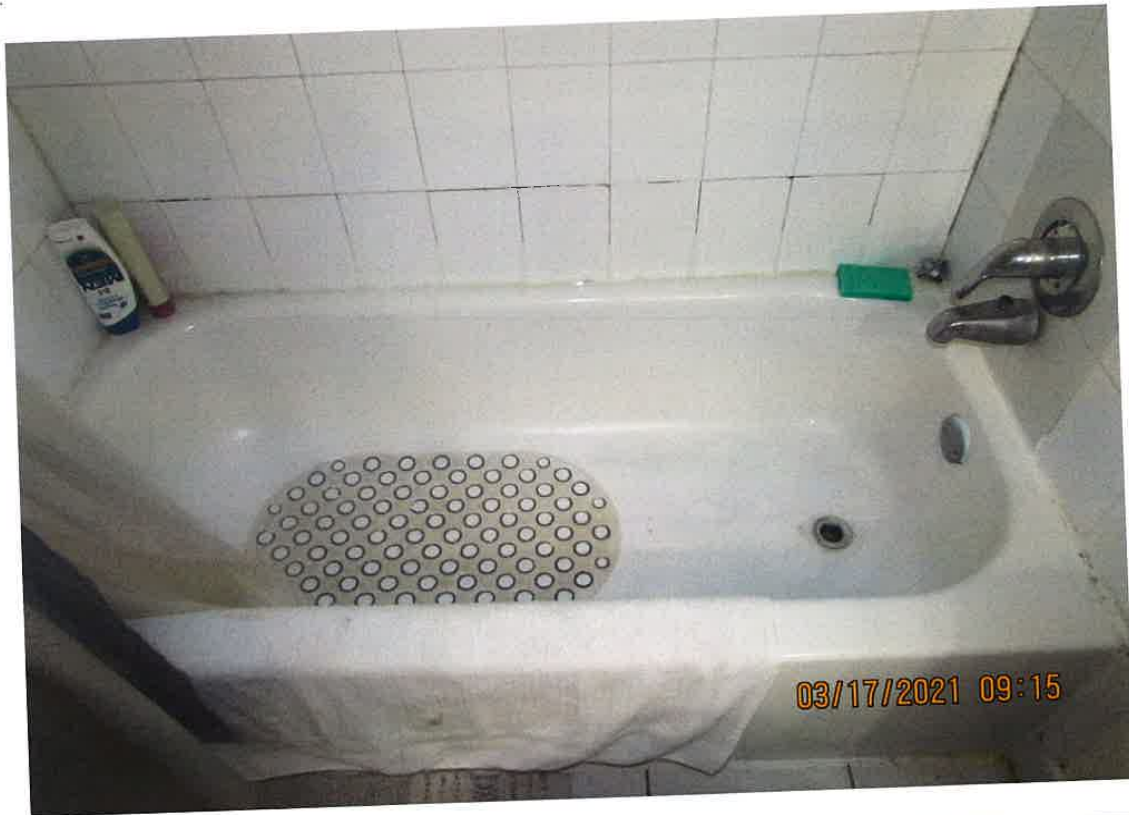




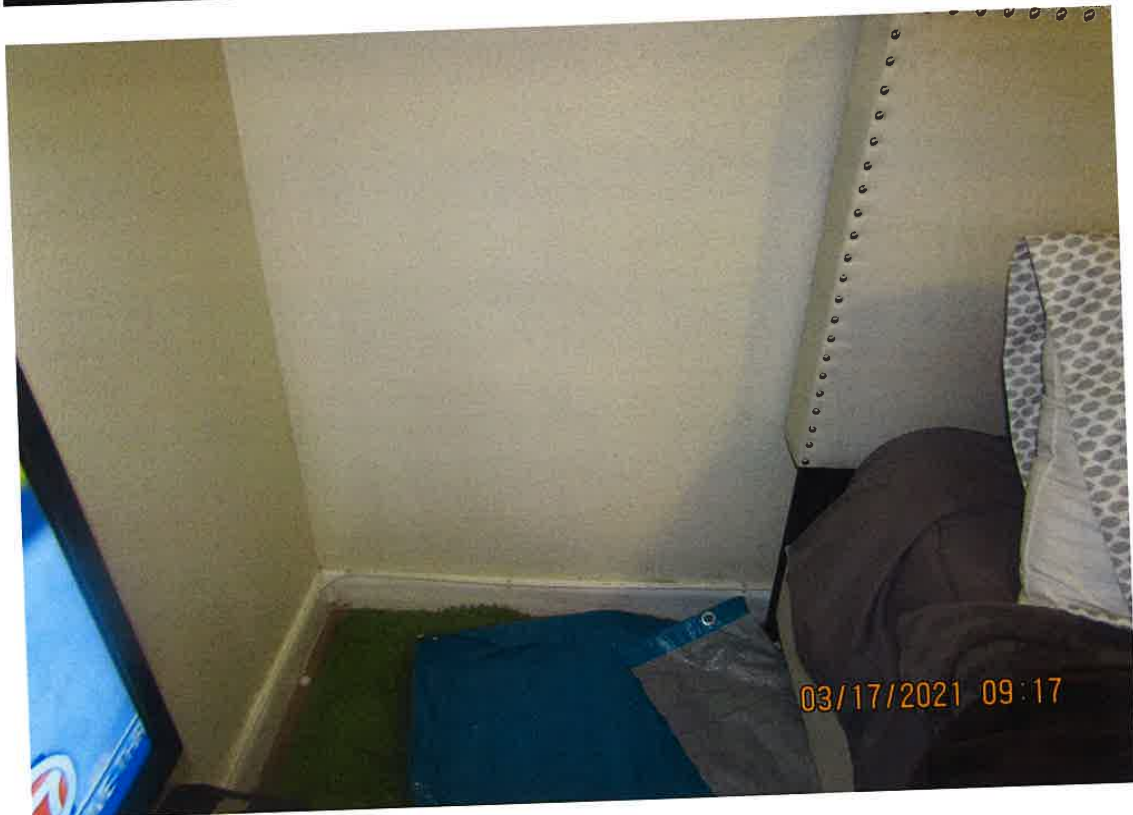




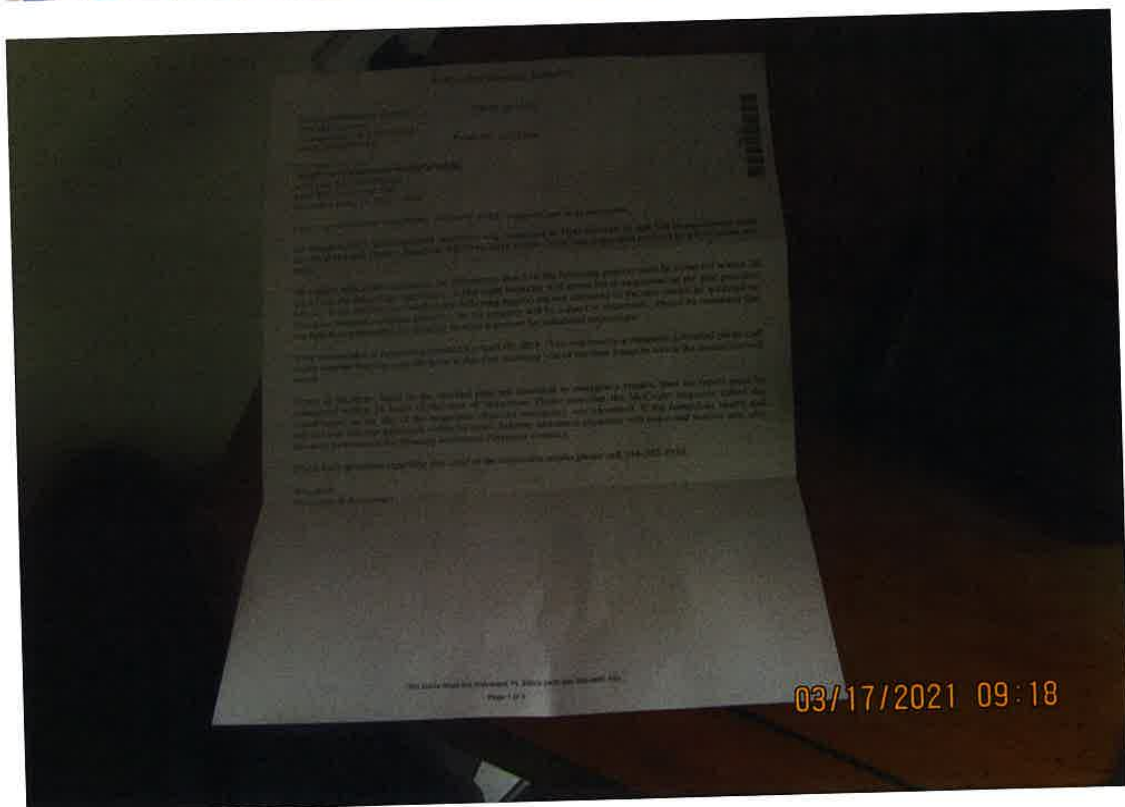












Case Overview

Property/Incident Information

Owner	Address	Site Address
DANNY LAROUSHE	3105 SW 23 ST PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3105 SW 23 ST

Legal Description

Case Status	Open	Case #	5735	Date Next Inspection	9/15/2021
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Camera system installed prior of obtaining a permit. Obtain a permit with specs, plans, and inspections.
2. Addition added to the mobile home prior of obtaining a permit. Obtain a permit with specs, plans, and inspections for the complete addition including, windows, French doors, roof over to the addition, railings, electrical inside the addition,
3. Prohibited outside use of storage: remove the propane tank at the side of the home (behind the hedges), removal of the (2) Rubbermaid sheds, (2) wheel barrows, buckets, pavers on the ground stacked (tripping hazard), etc.
4. Removal/demo of the wooden stairs at the tree in the backyard. (verify with the Building dept. if a permit is required if so, obtain the permit with plans and inspections).
5. Overgrown vegetation around the property. Trim, clean up, and maintain the landscaping alongside the property line.
6. Wooden fence built prior of obtaining a permit. Obtain the permit with plans and inspections.
7. Laundry room or storage room was added to the back of the home without a permit. Obtain the permit for the additional room.
8. Jacuzzi was installed prior of obtaining a permit. Obtain the permit for plumbing work including the connection to the area of the jacuzzi.
9. Wooden deck and deck fence built prior of obtaining a permit. Obtain the permit for the wooden deck and fence along the deck with plans and inspections including the shutters and French doors.
10. Exposed electrical wires all over the mobile home. Obtain an electrical permit with plans and inspections to confirm the safety of the exposed wires.
11. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/14/2021		Notice of Violation	Hand Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 9/15/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/15/2021
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: 9/15/2021

7201 0550 1000 0297 9178

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☐ Adult Signature Restricted Delivery	\$
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Sent To	DANNY LAROUSHE
Street	3105 SW 23 ST
City, State, ZIP+4®	PEMBROKE PARK, FL 33009
	NOH # 5735
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7201 0550 1000 0297 9185

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Total P.	\$
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Street	140 GREENS ROAD
City, State, ZIP+4®	HOLLYWOOD, FL 33021
	NOH # 5735
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

NOV #5735
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
04/14/2021
US POSTAGE



Sent To:
DANNY LAROUSHE
3105 SW 23 ST
PEMBROKE PARK, FL 33009

Case #:
5735

NOV # 5735
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
04/14/2021
US POSTAGE



DAVID ZELL
140 GREENS RD
HOLLYWOOD FL
33021



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.

2021* Exemptions and Taxable Values by Taxing Authority

Sales History

lj. Bldg. S.F.

Special Assessments



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

DANNY LAROUSHE

3105 SW 23 ST
PEMBROKE PARK, FL 33009

Case #:

5735

Property Owner:

DANNY LAROUSHE

3105 SW 23 ST
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

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

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3105 SW 23 ST

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
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)	29

1. Camera system installed prior of obtaining a permit. Obtain a permit with specs, plans, and inspections.
2. Addition added to the mobile home prior of obtaining a permit. Obtain a permit with specs, plans, and inspections for the complete addition including, windows, French doors, roof over to the addition, railings, electrical inside the addition,
3. Prohibited outside use of storage: remove the propane tank at the side of the home (behind the hedges), removal of the (2) Rubbermaid sheds, (2) wheel barrows, buckets, pavers on the ground stacked (tripping hazard), etc.
4. Removal/demo of the wooden stairs at the tree in the backyard. (verify with the Building dept. if a permit is required if so, obtain the permit with plans and inspections).
5. Overgrown vegetation around the property. Trim, clean up, and maintain the landscaping alongside the property line.
6. Wooden fence built prior of obtaining a permit. Obtain the permit with plans and inspections.
7. Laundry room or storage room was added to the back of the home without a permit. Obtain the permit for the additional room.
8. Jacuzzi was installed prior of obtaining a permit. Obtain the permit for plumbing work including the connection to the area of the jacuzzi.
9. Wooden deck and deck fence built prior of obtaining a permit. Obtain the permit for the wooden deck and fence along the deck with plans and inspections including the shutters and French doors.
10. Exposed electrical wires all over the mobile home. Obtain an electrical permit with plans and inspections to confirm the safety of the exposed wires.
11. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Teresa Malcolm

Code Enforcement Officer


8/30/2021

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 DANNY LAROUSHE / DAVID ZELL TRS) CASE NO. 5735
 Respondent)

Page 662 of 957



CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
08/30/2021

Sent To:
DANNY LAROUSHE
3105 SW 23 ST
PEMBROKE PARK, FL 33009

Case #:
5735

Property Owner:
DANNY LAROUSHE
3105 SW 23 ST
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
514220000520

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

AKA:
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3105 SW 23 ST

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

09/07/2021 03:18

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	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be	30









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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

DANNY LAROUSHE
3105 SW 23 ST
PEMBROKE PARK, FL 33009

Case #:

5735

Date:

04/14/2021

Property Owner:

DANNY LAROUSHE
3105 SW 23 ST
PEMBROKE PARK, FL 33009

Property Description:

514220000520

Certified Mail #:**Legal Description:**

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

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3105 SW 23 ST

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
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(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.

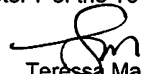
(Ord. No. 12-06-01, § 1, 6-13-12)

Notes/Mean of Correction:

1. Camera system installed prior of obtaining a permit. Obtain a permit with specs, plans, and inspections.
2. Addition added to the mobile home prior of obtaining a permit. Obtain a permit with specs, plans, and inspections for the complete addition including, windows, French doors, roof over to the addition, railings, electrical inside the addition,
3. Prohibited outside use of storage: remove the propane tank at the side of the home (behind the hedges), removal of the (2) Rubbermaid sheds, (2) wheel barrows, buckets, pavers on the ground stacked (tripping hazard), etc.
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11. A double permit fee has been assessed.

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


Teresa Malcolm
Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

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

Name Danny LanzaShe
Site Address 3105 SW 23 St
Pembroke Park, FL 33009
Permit # _____

Date 4.12.2021
Case # _____
Sub/Park _____

☐ *STOP ALL WORK

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Addition without permits, camera system,
doors changed out, deck without permit, roof over,
fence, prohibited shed, stairs, storage (propane tank)
overgrown vegetation, obtain permits for Jacuzzi!

Corrective Action(s)

obtain permits for doors, Addition, camera
system, fence, and deck. remove shed, stairs,
+ propane tank obtain permit for Jacuzzi +
roof over.

☒ 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

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

T. Malcolm

Code Enforcement Officer

Received by

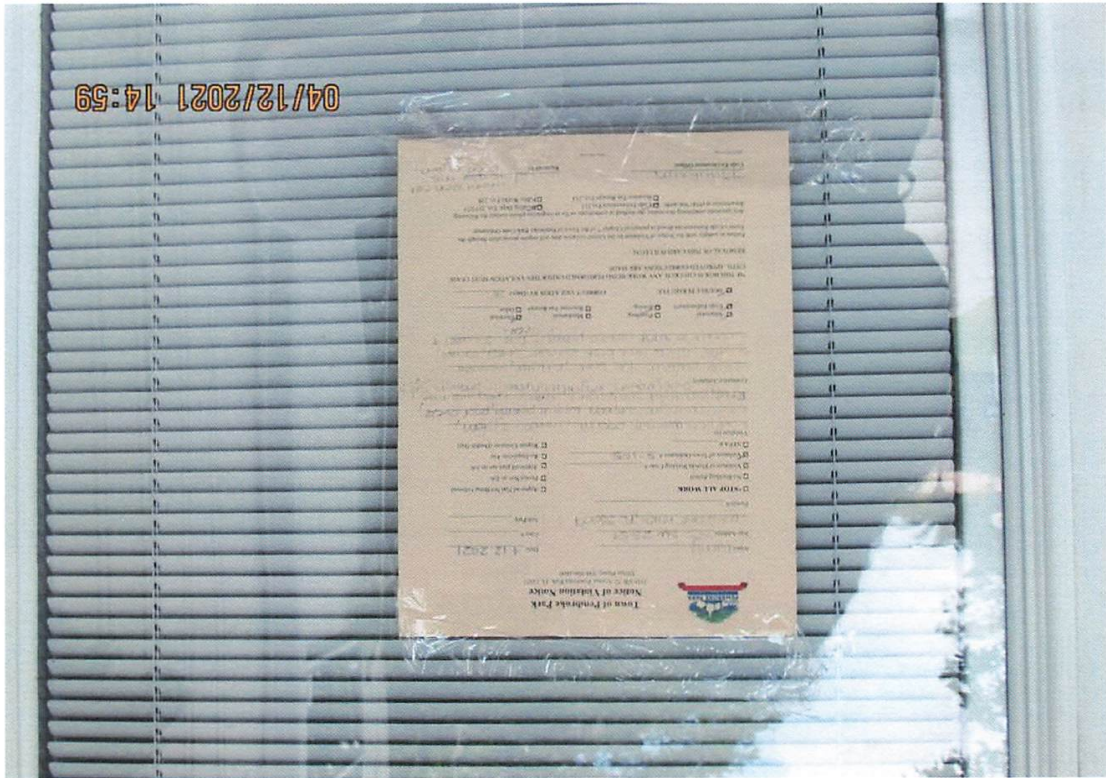
Posted / Tenant Refused
to open the
door again.

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator





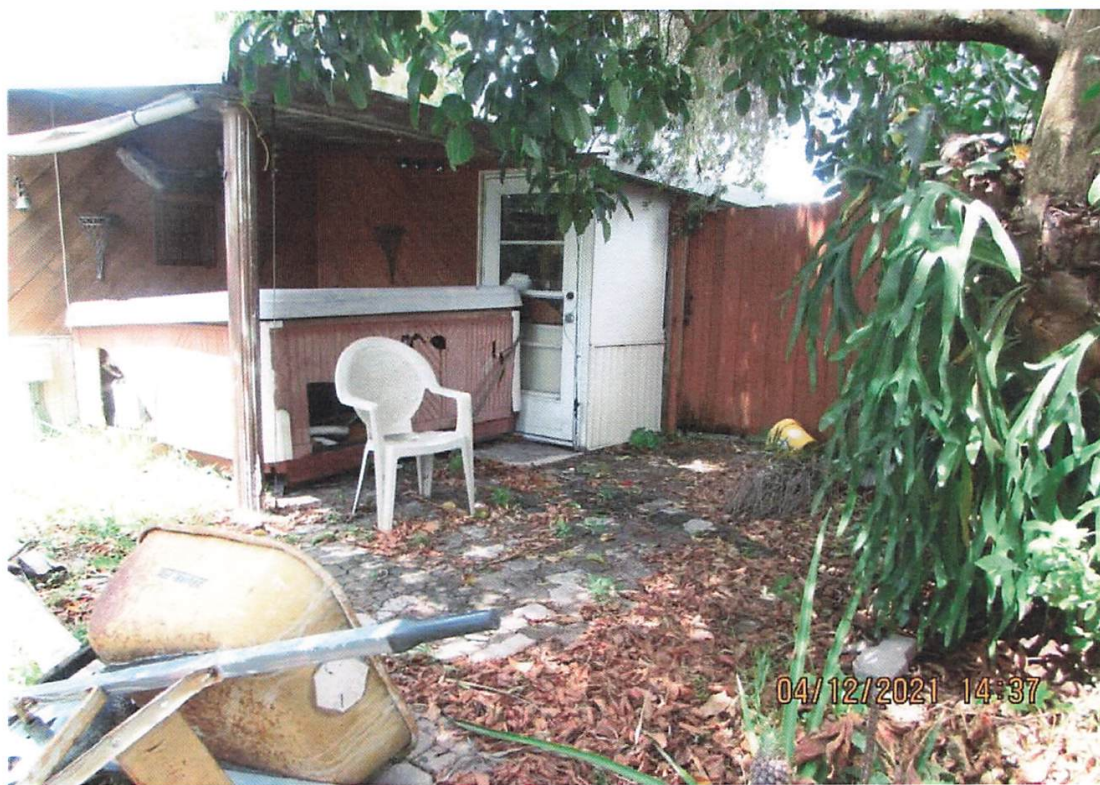
















Case Overview

Property/Incident Information

Owner	Address	Site Address
MASSICOTTE,BENOIT FRIGON,LINDA	8550 CHEMIN DE SAINTE- FLORE *SHAWINIGAN QC, CA G9T 5K5	2791 SW 48 TER, PEMBROKE PARK, FL 33023 2-8

Legal Description

Case Status	Open	Case #	5752	Date Next Inspection	9/15/2021
-------------	------	--------	------	----------------------	-----------

Notes

1. A/c was installed without a permit. Obtain a permit for the unit currently installed (Serial: 4320F56247)

2. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/19/2021		Notice of Violation	Posted to Property Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/15/2021

7202 0350 0001 0297 9208

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 \$	
Total Pk \$	
Sent To	DALE VILLAGE INC
Street &	5001 W HALLANDALE BEACH BLVD
City, St.	PEMBROKE PARK, FL 33023 NOH # 5752
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7202 0350 0001 0297 9192

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 \$	
Total \$	
Sent To	BENOIT MASSICOTTE & LINDA
Street &	FRIGON
City, St.	2791 SW 48 TER PEMBROKE PARK, FL 33009 NOH # 5752
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

NOV #5152
TOWN OF PEMBROKE PARK

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

Hasler
04/19/2021
US POSTAGE \$0



01

Sent To:

MASSICOTTE, BENOIT
FRIGON, LINDA

Case #:

5752

8550 CHEMIN DE SAINTE-FLORE
NOT FIVE

NOV #5752
TOWN OF PEMBROKE PARK

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

Hasler
04/19/2021
US POSTAGE \$0



011

CURRENT TENANT
2791 SW 48 TERRACE
PEMBROKE PARK
FL 33023

NOV #5752
TOWN OF PEMBROKE PARK

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

Hasler
04/19/2021
US POSTAGE \$1



0

DALE VILLAGE INC
4901 SW 27 AVE
PEMBROKE PARK
FL 33023



MARTY KIARD
BRWARD
COUNTY
PROPERTY APPRAISER

Site Address	2791 SW 48 TERRACE #2-8, PEMBROKE PARK FL 33023	ID #	5142 30 NP 2160
Property Owner	MASSICOTTE, BENOIT FRIGON, LINDA	Millage	0613
Mailing Address	8550 CHEMIN DE SAINTE-FLORE *SHAWINIGAN QC CA G9T 5K5	Use	05
Abbr Legal Description	DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 2 BLK 8		

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*	\$45,000	\$30,760	\$75,760	\$75,760	
2020	\$45,000	\$27,670	\$72,670	\$63,610	\$1,431.78
2019	\$45,000	\$14,790	\$59,790	\$57,830	\$1,275.88

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$75,760	\$75,760	\$75,760	\$75,760
Portability	0	0	0	0
Assessed/SOH	\$75,760	\$75,760	\$75,760	\$75,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$75,760	\$75,760	\$75,760	\$75,760

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/20/2020	CPT-D	\$60,000	116380207			
4/16/2007	CPT-D	\$35,000	43923 / 1693			
12/12/2005	CPT	\$40,000	41079 / 1087			
7/15/1996	CPT		25224 / 366			
				Adj. Bldg. S.F.		672
				Units/Beds/Baths		1/1/1
				Eff./Act. Year Built: 1972/1971		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
08/30/2021

Sent To:
MASSICOTTE,BENOIT
FRIGON,LINDA
8550 CHEMIN DE SAINTE-FLORE
*SHAWINIGAN QC, CA G9T 5K5

Case #:
5752

Certified Mail #:

Property Owner:
MASSICOTTE,BENOIT
FRIGON,LINDA
8550 CHEMIN DE SAINTE-FLORE
*SHAWINIGAN QC, CA G9T 5K5

Property Description:
514230NP2160

Legal Description:
DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 2 BLK 8

AKA:
2791 SW 48 TER, PEMBROKE PARK, FL
33023 2-8

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	14
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A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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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@ippl.gov.

Teresa Malcolm

Code Enforcement Officer



8/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

BENOIT MASSICOTTE / LINDA FRIGON) CASE NO. 5752

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BENOIT MASSICOTTE / LINDA FRIGON

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2791 SW 48 TER, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: BENOIT MASSICOTTE / LINDA FRIGON AT 04:49 A.M./P.M. ON THE 7 DAY OF SEPTEMBER 2021.

TYPE OF SERVICE

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

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

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

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

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

AFFIANT



STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of 9, 2021, by TERESSA MALCOLM as Code Enforcement Officer for the Town of Pembroke Park.

Signature



Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____

Town of Pembroke Park
3450 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

MASSICOTTE, BENOIT
FRIGON, LINDA

Case #:
5752

8550 CHEMIN DE SAINTE-FLORE
*SHAWINIGAN QC, CA G9T 5K5

Property Owner:

MASSICOTTE, BENOIT
FRIGON, LINDA

Certified Mail #:

8550 CHEMIN DE SAINTE-FLORE
*SHAWINIGAN QC, CA G9T 5K5

Property Description:

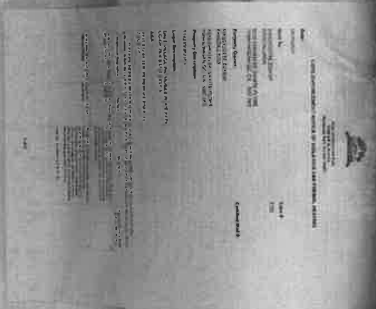
514230NP2160

Legal Description:

DALE VILLAGE INC MOBILE HOME PARK
00-0P 70-8 B LOT 2 BLK B
AKA:

09/07/2021 04:48

2791



09/07/2021 04:49



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

MASSICOTTE,BENOIT
FRIGON,LINDA
8550 CHEMIN DE SAINTE-FLORE
*SHAWINIGAN QC, CA G9T 5K5

Case #:

5752

Date:

04/19/2021

Property Owner:

MASSICOTTE,BENOIT
FRIGON,LINDA
8550 CHEMIN DE SAINTE-FLORE
*SHAWINIGAN QC, CA G9T 5K5

Property Description:

514230NP2160

Certified Mail #:

Legal Description:

DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 2 BLK 8

AKA:

2791 SW 48 TER, PEMBROKE PARK, FL
33023 2-8

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105, - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	14
BUILDING AND BUILDING REGULATIONS	Sec. 5-17, - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	14

(Ord. No. 13-09-01, § 2, 9-1-13)

Notes/Mean of Correction:

1. A/c was installed without a permit. Obtain a permit for the unit currently installed (Serial: 4320F56247)
2. A double permit fee has been assessed.

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

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



Teresa Matbolm
Code Enforcement Officer



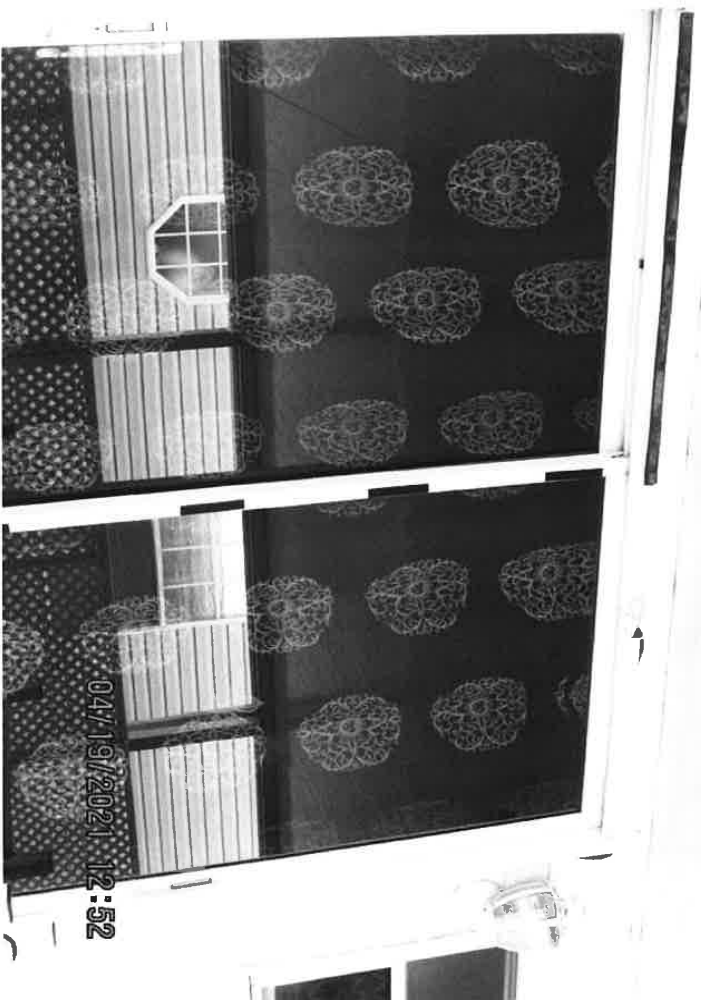






















Search Results

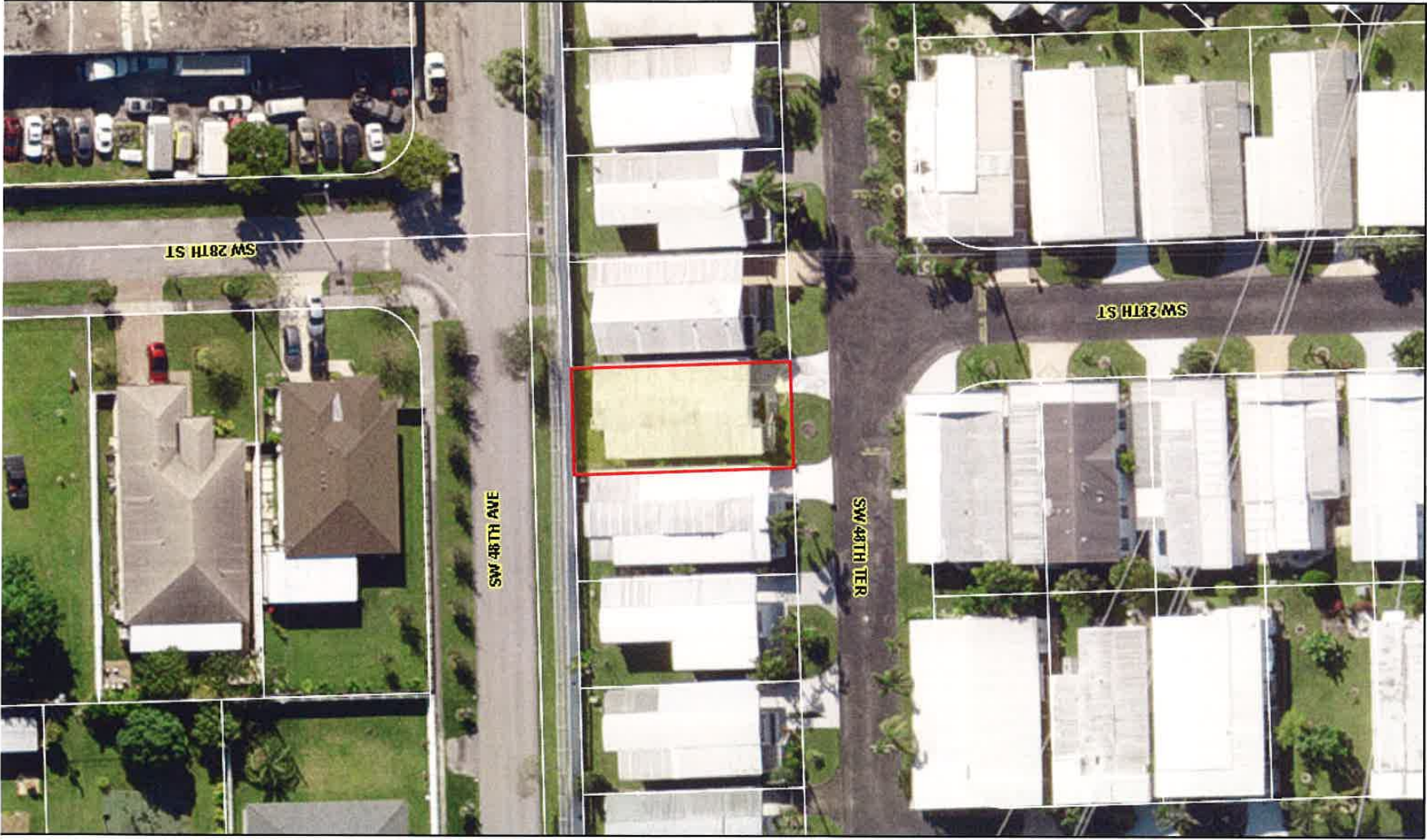
Search > Properties located at/on/near '...2791...'
3 permits were found for
2791 SW 48 TR

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details	3245	E0400155	ELECTRICAL WORK	10/26/04	10/27/04
Details	3273	M0400092	A/C - CENTRAL - REPLACEMENT	11/09/04	11/16/04
Details	4992	B0600313	PATIO ROOF	03/02/06	03/07/06

2 properties were found.

View	STREET ADDRESS	OWNER	FOLIO #	PERMITS
Permits	2791 SW 48 TR	GINCE,MICHEL & GINCE,LOUISE M	514230NP2160	3
Permits	2791 SW 51 AV	LAMONDE,MICHELINE & METHOT,GILLES	514230NP1430	4

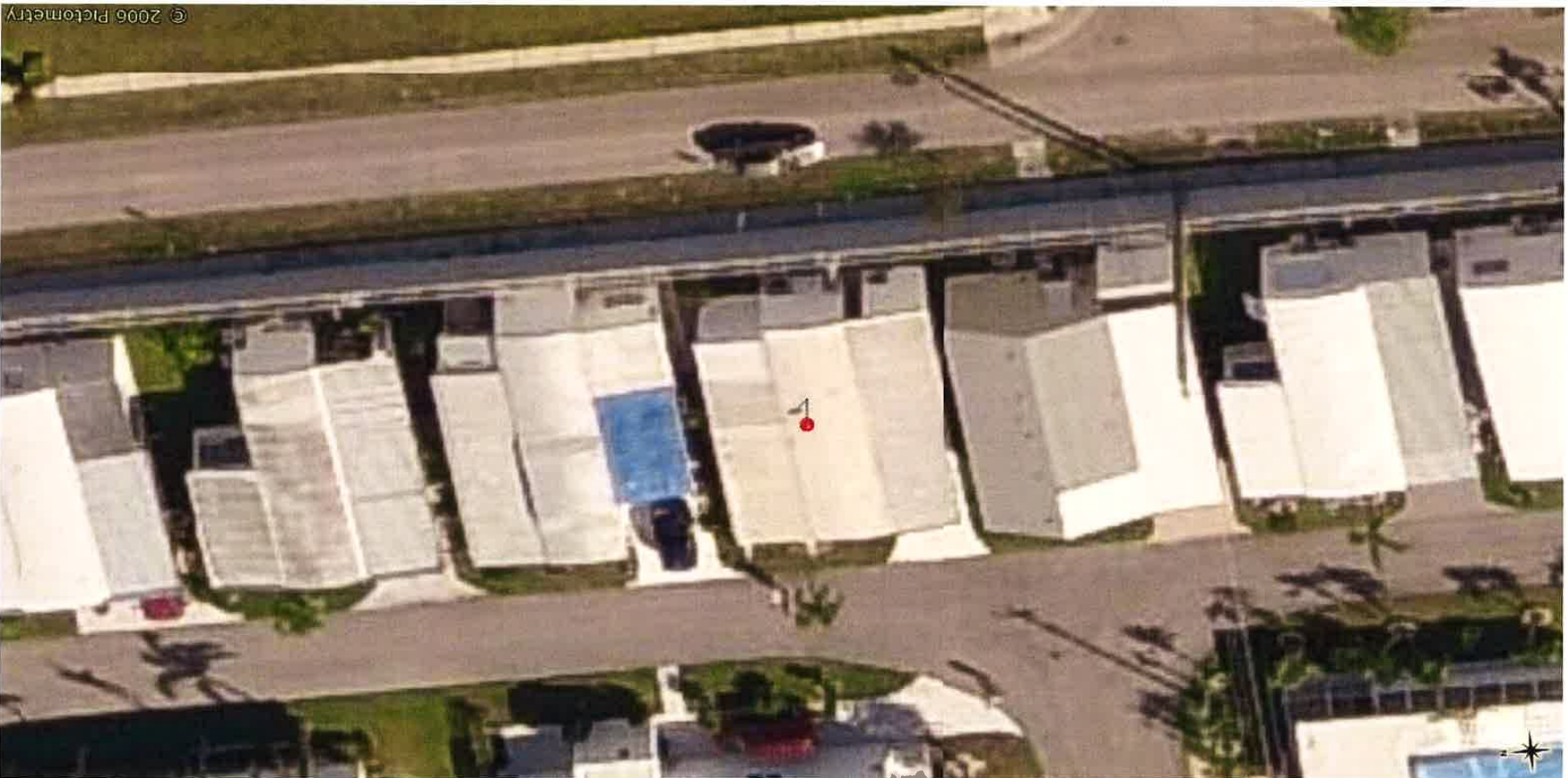
Property id: 51423UNP2160
Please see map disclaimer



April 19, 2021

Flight Date : Dec 18, 2020 thru Jan 9, 2021 Broward County Prope

02/05/2006



Case Overview

Property/Incident Information

Owner	Address	Site Address
ARELIS CASTILLO DE MARTINEZ	2402 SUSAN LANE PEMBROKE PARK, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2402 SUSAN LANE

Legal Description

Case Status Open **Case #** 5801 **Date Next Inspection** 9/15/2021

Notes STOP ALL WORK:
 1. Demo interior renovation done prior of obtaining a permit including the removal of the ceilings, walls, water heater, bathroom, etc. Obtain permits for
 2. Possible addition was added to the original mobile home. Verify with the Building Department for permitting
 3. A double permit fee has been assessed to the property.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/3/2021		Notice of Violation	Hand Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/15/2021

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OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$7.33
 Total \$
 Sent \$
 Street \$
 City \$

Postmark Here

BAM MHC LLC
 302 KNIGHTS RUN AVE #1108
 TAMPA, FL 33602
 NOH # 5801

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

7021 05E0 1000 2620 2226

U.S. Postal ServiceTM
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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total \$
 Sent \$
 Street \$
 City \$

Postmark Here

ARELIS CASTILLO DE MARTINEZ
 2402 SUSAN LANE
 PEMBROKE PARK, FL 33009
 NOH # 5801

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

5126 2620 1000 05E0 1202

U.S. Postal ServiceTM
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 \$
 Sent \$
 Street \$
 City \$

Postmark Here

BAM MHC LLC
 2430 CHARLES RD
 PEMBROKE PARK, FL 33009
 NOH # 5801

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

2226 2620 1000 05E0 1202

NOV #5801
TOWN OF PEMBROKE PARK

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

Hasler

05/03/2021

US POSTAGE \$



0

Sent To:

ARELIS CASTILLO DE MARTINEZ

2402 SUSAN LANE
PEMBROKE PARK, FL 33009

Case #:

5801

NOV #5801
TOWN OF PEMBROKE PARK

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

Hasler

05/03/2021

US POSTAGE \$



0

Bam MHC LLC
302 knights Run Ave #1108
Tampa, FL 33602



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*	\$1,896,520		\$1,896,520	\$1,896,520	
2020	\$1,896,520		\$1,896,520	\$1,896,520	\$40,930.32
2019	\$1,060,110		\$1,060,110	\$1,060,110	\$23,146.44

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.		

[illegible]



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

ARELIS CASTILLO DE MARTINEZ
2402 SUSAN LANE
PEMBROKE PARK, FL 33009

Case #:

5801

Property Owner:

ARELIS CASTILLO DE MARTINEZ
2402 SUSAN LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220030020

Legal Description:

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

AKA:

2430 CHARLES RD, PEMBROKE PARK,
FL 33009 #2402 SUSAN LANE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/3/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

STOP ALL WORK:

1. Demo interior renovation done prior of obtaining a permit including the removal of the ceilings, walls, water heater, bathroom, etc. Obtain permits for
2. Possible addition was added to the original mobile home. Verify with the Building Department for permitting
3. A double permit fee has been assessed to the property.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

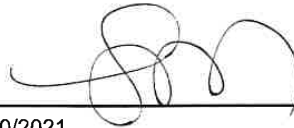
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Teresa Malcolm

Code Enforcement Officer



8/30/2021

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 LUIS ROCA / ARELIS CASTILLO DE MARTINEZ) CASE NO. 5801
 Respondent)

TO BE SERVED: LUIS ROCA / ARELIS CASTILLO DE MARTINEZ

ADDRESS: 2402 SUSAN LANE, 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.

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of 9, 2021, by Teresa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature _____

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



08/30/2021

Sent To:
 LUIS ROCA/ARELIS CASTILLO DE MARTINEZ
 2402 SUSAN LANE
 PEMBROKE PARK, FL 33009

Property Owner:
 LUIS ROCA/ARELIS CASTILLO DE MARTINEZ
 2402 SUSAN LANE
 PEMBROKE PARK, FL 33009

Property Description:
 514220030020

Legal Description:
 HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

AKA:
 2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2402 SUSAN LANE

Certified Mail #:

5801

SECTION AND FORMAL HEARING

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/3/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17 - Permit application	The Building Official or designee may require the permit application process including, but not limited to, drawings, plans, model plans, survey, specifications, calculations and any other documents that are necessary to build the proposed improvement (s).	

(Ord No. 13-08-01, § 2, 9-11 15)

09/07/2021 15:11













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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: ARELIS CASTILLO DE MARTINEZ
2402 SUSAN LANE
PEMBROKE PARK, FL 33009

Case #: 5801

Date: 05/03/2021

Property Owner: ARELIS CASTILLO DE MARTINEZ
2402 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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/3/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

STOP ALL WORK:

1. Demo interior renovation done prior of obtaining a permit including the removal of the ceilings, walls, water heater, bathroom, etc. Obtain permits for
2. Possible addition was added to the original mobile home. Verify with the Building Department for permitting
3. A double permit fee has been assessed to the property.

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

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



Teresa Malcolm
Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

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

Name ARELYS CASTILLO DE MARTINEZ

Date 4.22.2021

Site Address 2402 Susan Lane
Pembroke Park FL 33009

Case # _____

Sub/Park _____

Permit # _____

☒ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 51105

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Stop All work: Demo interior renovation.

Removal of walls, Toilet, water Heater.

Addition added to m/hl possible Screen room
conversion - verify w/ Building Dept.

Corrective Action(s)

Obtain permits for demo and removal
of walls, Bathroom, water Heater
with addition that was Added.

☒ Structural

☒ Code Enforcement

☒ Plumbing

☐ Zoning

☐ Mechanical

☐ Business Tax Receipt

☒ Electrical

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

☒ Code Enforcement Ext. 215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

T. malcolm

Code Enforcement Officer

Arelly Castillo
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator





















































Case Overview

Property/Incident Information

Owner	Address	Site Address
LESSARD, CLAUDINE T LESSARD, SERGE	104 S KEY DR #616 PEMBROKE PARK, FL 33009	102 S KEY DR, PEMBROKE PARK, FL 33009 616

Legal Description

Case Status	Open	Case #	5808	Date Next Inspection	9/15/2021
-------------	------	--------	------	----------------------	-----------

Notes

1. No permit for complete demo of the interior mobile home including the removal of the walls, toilet, doors, sinks. Obtain a permit for the interior demo of the mobile home with plans and inspections.
2. No permit for the remodeling after the demo of the interior of the mobile home including drywall and any electrical that was removed in the mobile home and kitchen area. Obtain a permit for the remodeling of the mobile home and electrical with plans and inspections.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/5/2021		Notice of Violation	Posted to Property
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/15/2021

7021 0350 0001 0297 9246

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Tot	\$
Ser	104 S KEY DRIVE
Stre	PEMBROKE PARK, FL 33009
City	NOH # 5808
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

AUG 3 2021
Postmark Here

NOV # 5808
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
05/05/2021
US POSTAGE \$0



01

Sent To:

LESSARD, CLAUDINE T
LESSARD, SERGE
104 S KEY DR #616
PEMBROKE PARK, FL 33009

Case #:

5808



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\(8\)](#).

values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$60,000	\$45,580	\$105,580	\$103,630	
2020	\$60,000	\$34,210	\$94,210	\$94,210	\$2,033.22
2019	\$60,000	\$64,270	\$124,270	\$124,270	\$2,713.32

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$105,580	\$105,580	\$105,580	\$105,580
Portability	0	0	0	0
Assessed/SOH	\$103,630	\$105,580	\$103,630	\$103,630
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	\$103,630	\$105,580	\$103,630	\$103,630

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/4/2003	CPT	\$30,000	34583 / 846			
4/19/1996	CPT	\$30,000	24937 / 968			
				Adj. Bldg. S.F.		660
				Units/Beds/Baths		1/2/1
				Eff./Act. Year Built:	1971/1970	

Special Assessments

[illegible]



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

LESSARD,CLAUDINE T
LESSARD,SERGE

104 S KEY DR #616
PEMBROKE PARK, FL 33009

Case #:

5808

Property Owner:

LESSARD,CLAUDINE T
LESSARD,SERGE

104 S KEY DR #616
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN3780

Legal Description:

PARK LAKE INC CO-OP LOT 616

AKA:

102 S KEY DR, PEMBROKE PARK, FL
33009 616

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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. No permit for complete demo of the interior mobile home including the removal of the walls, toilet, doors, sinks. Obtain a permit for the interior demo of the mobile home with plans and inspections.
2. No permit for the remodeling after the demo of the interior of the mobile home including drywall and any electrical that was removed in the mobile home and kitchen area. Obtain a permit for the remodeling of the mobile home and electrical with plans and inspections.
3. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

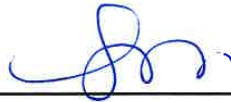
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Teresa Malcolm

Code Enforcement Officer



8/30/2021

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 CLAUDINE & SERGE LESSARD) CASE NO. 5808
 Respondent)



Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
08/30/2021

Sent To:
LESSARD, CLAUDINE T
LESSARD, SERGE
104 S KEY DR #616
PEMBROKE PARK, FL 33009

Case #:
5808

Property Owner:
LESSARD, CLAUDINE T
LESSARD, SERGE
104 S KEY DR #616
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
514229NN3780

Legal Description:
PARK LAKE INC CO-OP LOT 616

AKA:
102 S KEY DR, PEMBROKE PARK, FL
33009 616

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LESSARD, CLAUDINE T LESSARD, SERGE 104 S KEY DR #616 PEMBROKE PARK, FL 33009	5808	05/05/2021
Property Owner:	Property Description:	Certified Mail #:
LESSARD, CLAUDINE T LESSARD, SERGE 104 S KEY DR #616 PEMBROKE PARK, FL 33009	514229NN3780	
Legal Description:	AKA:	
PARK LAKE INC CO-OP LOT 616	102 S KEY DR, PEMBROKE PARK, FL 33009 616	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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. No permit for complete demo of the interior mobile home including the removal of the walls, toilet, doors, sinks. Obtain a permit for the interior demo of the mobile home with plans and inspections.
2. No permit for the remodeling after the demo of the interior of the mobile home including drywall and any electrical that was removed in the mobile home and kitchen area. Obtain a permit for the remodeling of the mobile home and electrical with plans and inspections.
3. Verify with the building department if a permit was pulled for carport and patio area.
4. A double permit fee has been assessed.

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

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


Teresa Malcolm
Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

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

Name Serge Lessard #610
Site Address 102 Key Drive South
Pembroke Park FL 33009

Date 5.4.2021

Case # _____

Sub/Park _____

Permit # _____

☒ ***STOP ALL WORK**

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5(105)

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation(s)

No permit for complete demo of interior
M/H + began renovating with Drywall,
Bathroom sinks, removal of doors, toilets etc.
- verify w/ Building Dept. for (garage + patio

Corrective Action(s)

Obtain a permit for demo +
renovation including all electrical
that was removed + kitchen Area.

Area
outside

☒ 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

Tamalcolm

Code Enforcement Officer

Postell

Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator































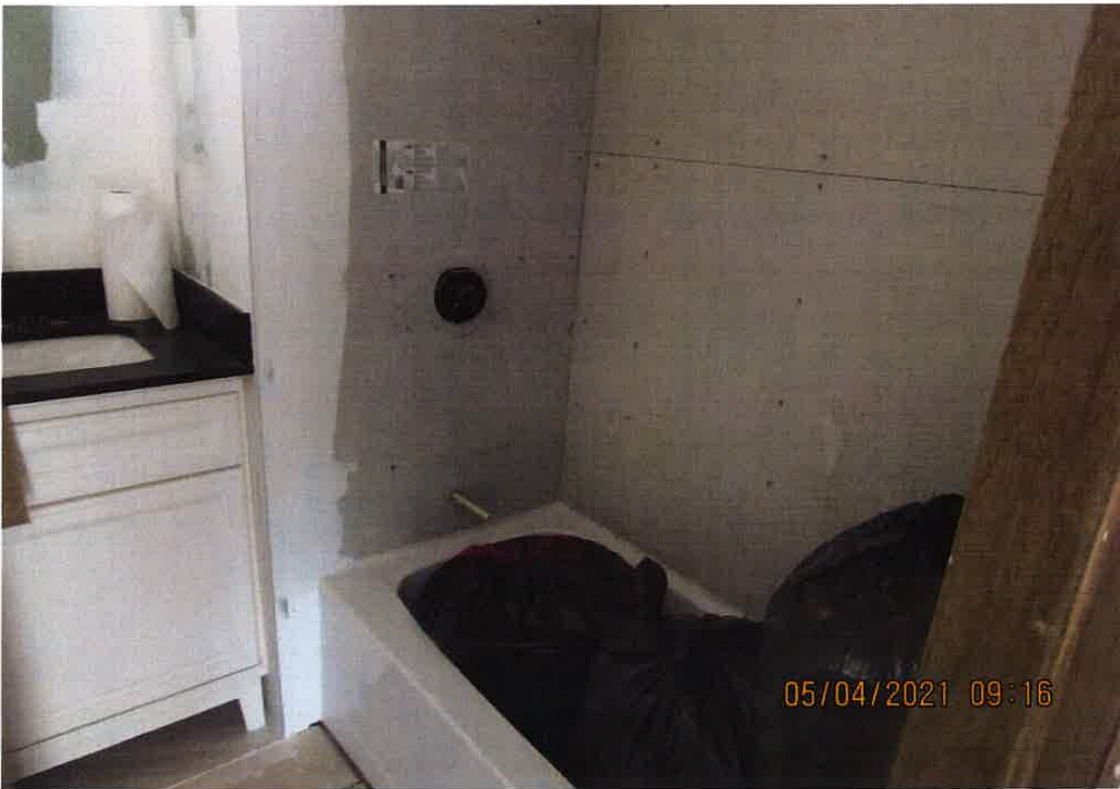




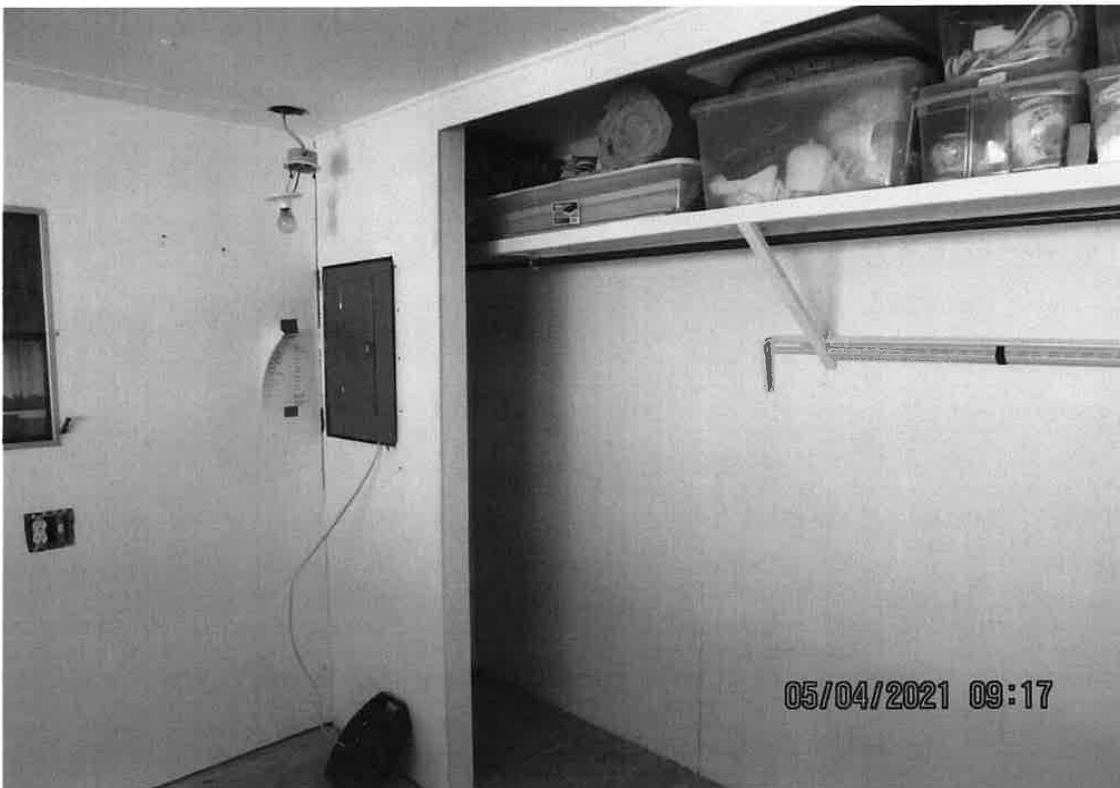


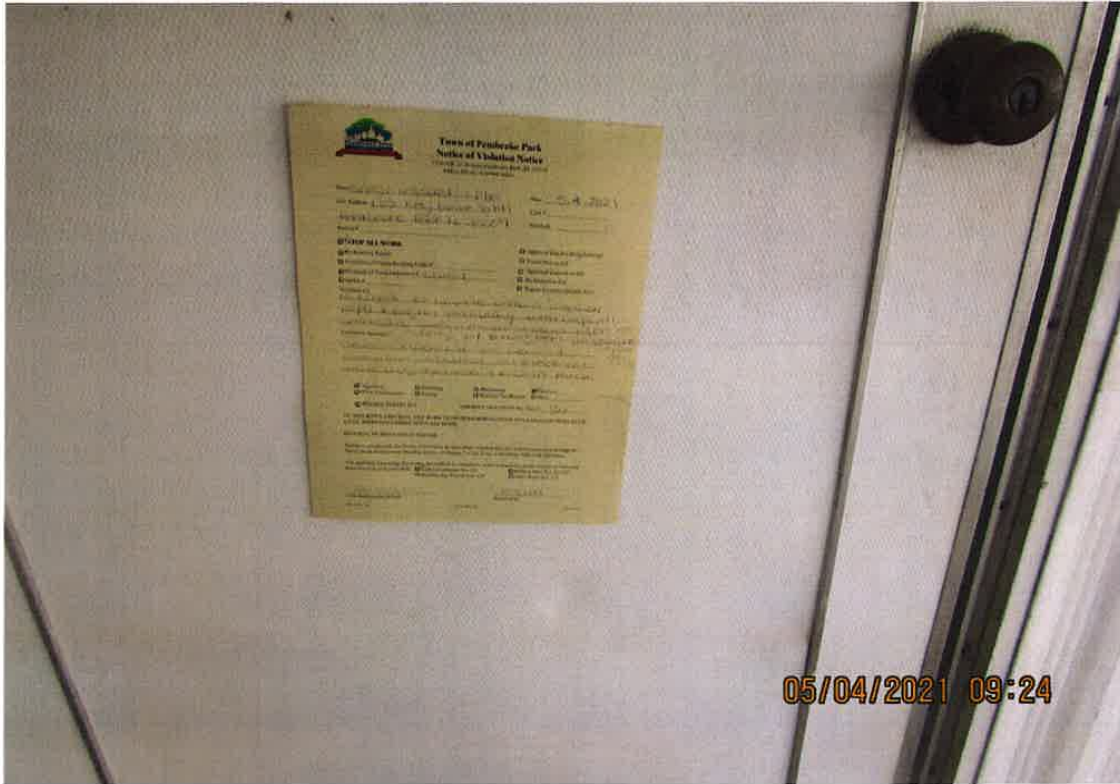












Case Overview

Property/Incident Information

Owner	Address	Site Address
BARRY CUNNINGHAM	7 SUNNY LANE PEMBROKE PARK, FL 33009	3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane

Legal Description

Case Status	Open	Case #	5812	Date Next Inspection	9/15/2021
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/5/2021		Notice of Violation	Hand Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/15/2021
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 9/15/2021

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

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

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage 7.33

Total F \$
Sent To LUCKY EXPLORER LLC
 3250 S 31 WAY
 PEMBROKE PARK, FL 33009
 Street NOH # 5812
 City, State, ZIP+4[®]

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

2226 2620 1000 0550 1202

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

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

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Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage 7.33

Total \$
Sent To P.A. THE SKEEN LAW GROUP
 2450 HOLLYWOOD BLVD SUITE 105
 HOLLYWOOD, FL 33020
 Street NOH # 5812
 City, State, ZIP+4[®]

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

1626 2620 1000 0550 1202

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$

Total P \$
Sent To BARRY CUNNINGHAM
 7 SUNNY LANE
 PEMBROKE PARK, FL 33009
 Street NOH # 5812
 City, State, ZIP+4[®]

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

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

Total \$
Sent To LUCKY EXPLORER LLC
 4500 S LE JEUNE RD
 MIAMI, FL 33146
 Street NOH # 5812
 City, State, ZIP+4[®]

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

4826 2620 1000 0550 1202

NOV # 5812

TOWN OF PEMBROKE PARK

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

Hasler

05/05/2021

US POSTAGE \$C



01

LUCKY EXPLORER LLC
4500 S LE JEUNE RD
MIAMI, FL 33146

NOV # 5812

TOWN OF PEMBROKE PARK

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

Hasler

05/05/2021

US POSTAGE \$C



01

Sent To:

BARRY CUNNINGHAM

7 SUNNY LANE

PEMBROKE PARK, FL 33009

Case #:

5812



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3250 S 31 WAY, PEMBROKE PARK FL 33009	ID #	5142 29 00 0280
Property Owner	LUCKY EXPLORER LLC	Millage	0613
Mailing Address	4500 S LE JEUNE RD MIAMI FL 33146	Use	28
Abbr Legal Description	29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$485,610	\$82,300	\$567,910	\$567,910	
2020	\$485,610	\$71,000	\$556,610	\$556,610	\$12,012.64
2019	\$218,520	\$70,900	\$289,420	\$289,420	\$6,319.20

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$567,910	\$567,910	\$567,910	\$567,910
Portability	0	0	0	0
Assessed/SOH	\$567,910	\$567,910	\$567,910	\$567,910
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$567,910	\$567,910	\$567,910	\$567,910

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/3/2019	WD-Q	\$675,000	116225744	\$10.00	48,561	SF
4/23/2013	QCD-T	\$100	111524162			
12/26/2002	QCD		34585 / 741			
10/12/1994	QCD		22853 / 141			
12/1/1970	WD	\$75,000				
				Adj. Bldg. S.F. (Card, Sketch)		1570
				Units		3
				Eff./Act. Year Built: 1973/1963		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Foreign Limited Liability Company
LUCKY EXPLORER OF FLORIDA, LLC

Cross Reference Name

LUCKY EXPLORER, LLC

Filing Information

Document Number	M20000007634
FEI/EIN Number	84-3761582
Date Filed	08/31/2020
State	DE
Status	ACTIVE

Principal Address

4500 S. LE JEUNE RD.
CORAL GABLES, FL 33146

Changed: 03/15/2021

Mailing Address

4500 S. LE JEUNE RD.
CORAL GABLES, FL 33146

Changed: 03/15/2021

Registered Agent Name & Address

THE SKEEN LAW GROUP, P.A.
2450 HOLLYWOOD BLVD.
SUITE:105
HOLLYWOOD, FL 33020

Authorized Person(s) Detail

Name & Address

Title MGR

WATT, GORDON
4500 S. LE JEUNE RD.
CORAL GABLES, FL 33146

Title MGR

MORGAN, WILLIAM

4500 S. LE JEUNE RD.
CORAL GABLES, FL 33146

Annual Reports

Report Year	Filed Date
2021	03/15/2021

Document Images

<u>03/15/2021 -- ANNUAL REPORT</u>	View image in PDF format
--	--

<u>08/31/2020 -- Foreign Limited</u>	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 AND FORMAL HEARING

Date:

08/30/2021

Sent To:

BARRY CUNNINGHAM

7 SUNNY LANE
PEMBROKE PARK, FL 33009

Case #:

5812

Property Owner:

BARRY CUNNINGHAM

7 SUNNY LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000280

Legal Description:

29-51-42 S 150 OF E1/2 OF SE1/4 OF
SW1/4 OF NE1/4 LESS W 12 THEREOF
FOR R/W

AKA:

3250 S 31 WAY, PEMBROKE PARK, FL
33009 #7 sunny lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Sec. 28-272 - Number of occupants per mobile home or recreational vehicle

(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated.

(b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family.

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3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

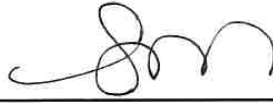
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For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

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.

Teresa Malcolm

Code Enforcement Officer

A handwritten signature in black ink, appearing to be 'T. Malcolm', written over a horizontal line.

8/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
BARRY CUNNINGHAM) CASE NO. 5812
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BARRY CUNNINGHAM

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 7 SUNNY LANE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: BARRY CUNNINGHAM AT 12:46
A.M./P.M. ON THE 7 DAY OF SEPTEMBER 2021.

TYPE OF SERVICE

- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.
- () **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of
Service endorsed by me.
- () **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon
By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the
family 15 years of age or Older, to-wit: and informing such person of its contents.
- () **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed
thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the
absence of any superior officer as defined in F.S. 48.081.
- X **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

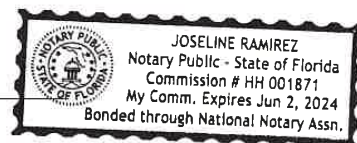

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 11 day of 9, 2021, by Sept Teresa Malcolm as Code Enforcement Officer for the
Town of Pembroke Park.


Signature

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
08/30/2021

Sent To:
BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009

Case #:
5812

Property Owner:
BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
614225000260

Legal Description:
29-51-42.5 150 OF E1/2 OF SE1/4 OF
SW1/4 OF NE1/4 LE1/4 W 12 THEREOF
PUB 2000

09/07/2021 12:46















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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009

Case #: 5812

Date: 05/05/2021

Property Owner: BARRY CUNNINGHAM
7 SUNNY LANE
PEMBROKE PARK, FL 33009

Property Description: 514229000280

Certified Mail #:

Legal Description: 29-51-42 S 150 OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 LESS W 12 THEREOF FOR R/W

AKA: 3250 S 31 WAY, PEMBROKE PARK, FL 33009 #7 sunny lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

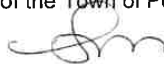
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

Notes/Mean of Correction:

1. New windows installed without a permit. Obtain a permit for all windows changed out with plans and inspections.
2. New doors installed without a permit. Obtain a permit for all doors changed out with plans and inspections.
3. Camera system installed wired without a permit. Obtain a permit for all cameras system on the home with plans and inspections.
4. Roof was altered without a permit. Obtain a permit for roof alteration with plans and inspections.
5. New lights added without a permit. Obtain a permit for the new light fixtures added to the property with plans and inspections.
6. Verify the number of occupants occupying the home. Schedule an inspection with the Code Officer to verify.
7. Verify with building department if the stairs & vinyl siding was permitted.
8. A double permit fee has been assessed.

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

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



Teresa Malcolm
Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

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

Name Barry Cunningham
~~No Name~~
Site Address 7 Sunny lane
Pembroke Park FL 33009
Permit # _____

Date 5.4.2021
Case # _____
Sub/Park _____

☐ *STOP ALL WORK

- ☒ No Building Permit
☐ Violation of Florida Building Code # _____
☒ Violation of Town Ordinance # S-105
☐ NFPA # _____

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

Violation (s)

NEW windows without permit + doors
changed out. cameras installed no permit, Roof
Altered, prohibited outside storage, new light
fixtures - verify the number of occupants in m/h
+ stairs + vinyl siding
Corrective Action(s)
obtain permits for windows, new light
fixtures, cameras, altered roof + columns.
Remove prohibited storage items. verify number of
occupants living in m/h. + stairs + vinyl siding

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

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

T. malcolm
Code Enforcement Officer

Received by [Signature]

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator







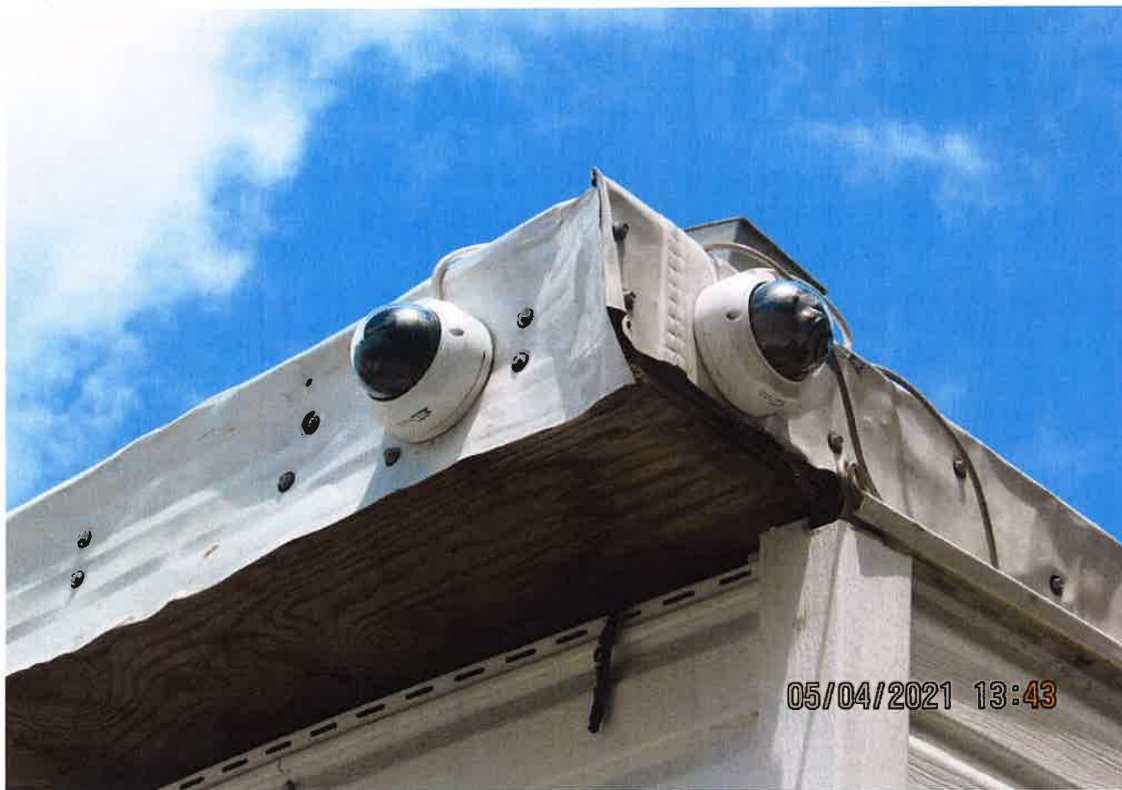
















Case Overview

Property/Incident Information

Owner	Address	Site Address
PARKER, MICHELLE E	3804 SW 52 AVE PEMBROKE PARK, FL 33023	3804 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	4632	Date Next Inspection	8/30/2021
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Notes Addition to home in back of house without Building Permits. Property Owner will need to obtain Building Permit for structure or demo permit to remove structure.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/4/2019		Notice of Violation	Hand
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/24/2021	6/16/2021	Final Order	
8/30/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
8/30/2021		Affidavit of Non-Compliance	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: 8/30/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$850.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$950.00

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$950.00

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage 7.33

AUG 2 2021 Postmark Here

To: MICHELLE PARKER
3804 SW 52 AVE
PEMBROKE PARK, FL 33023
COF # 4632

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

2468 2620 1000 05E0 1202



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*	\$16,930	\$146,630	\$163,560	\$132,250	
2020	\$16,930	\$154,240	\$171,170	\$120,230	\$2,926.17
2019	\$16,930	\$140,110	\$157,040	\$103,010	\$2,613.27

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$163,560	\$163,560	\$163,560	\$163,560
Portability	0	0	0	0
Assessed/SOH	\$132,250	\$163,560	\$132,250	\$132,250
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$132,250	\$163,560	\$132,250	\$132,250

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/12/2000	WD	\$74,900	30470 / 61	\$5.00	3,386	SF
10/1/1993	WD	\$57,000	21351 / 241			
11/1/1987	PRD	\$48,500				
2/1/1981	WD	\$65,000				
				Adj. Bldg. S.F. (Card, Sketch)		1335
				Units		1
				Eff./Act. Year Built: 1982/1981		

Special Assessments

[illegible]

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4632
Petitioner,)
)
vs.)
MICHELLE PARKER)
Respondent(s))

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3804 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MICHELLE PARKER, 3804 SW 52 AVE, PEMBROKE PARK, FL 33023

FOLIO NO.: 514230220130

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC THAT PT OF LOT 15 DESC AS, COMM AT SW COR OF LOT 15, ELY 485.84, NLY 127.57 TO POB, CONT NLY 39.43, ELY 85.86 TO E/L OF LOT 15, SLY 39.42, WLY 85.91 TO POB AKA: LOT 13 FOREST PARK 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) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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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 (WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$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 16th day of June 2021.

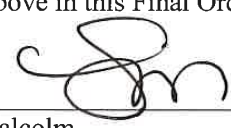
TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2021.



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
MICHELLE PARKER) CASE NO. 4632
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: MICHELLE PARKER

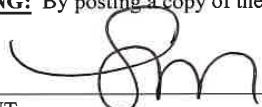
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3804 SW 52 AVE, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MICHELLE PARKER AT
11:01 A.M./P.M. ON THE 7 DAY OF SEPTEMBER 2021.

TYPE OF SERVICE

- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.
- () **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- ✓ **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

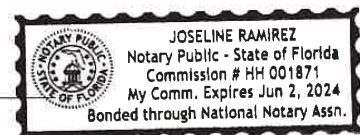

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of 9, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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



VS.
PARKER, MICHELLE E
3804 SW 52 AVE, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PARKER, MICHELLE E	4832	08/03/2021
3804 SW 52 AVE PEMBROKE PARK, FL 33023		
Property Owner:	Property Description:	Certified Mail #:
PARKER, MICHELLE E	514230220170	
3804 SW 52 AVE PEMBROKE PARK, FL 33023		

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC THAT PT OF LOT 15 DESC AS: COMM AT SW COR OF LOT 15 ELY 485.34 JULY 127.57 TO POB CONT NLY 39.43 ELY 55.86 TO EIL OF LOT 15 SLY 39.42 WLY 55.91 TO POB AKA: LOT 13 FOREST PARK VILLAGES	3804 SW 52 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 15th day of September, 2021 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext: 215

1 of 1

09/07/2021 11:01



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PARKER, MICHELLE E

**3804 SW 52 AVE, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PARKER, MICHELLE E	4632	08/30/2021
3804 SW 52 AVE PEMBROKE PARK, FL 33023		
Property Owner:	Property Description:	Certified Mail #:
PARKER, MICHELLE E	514230220130	
3804 SW 52 AVE PEMBROKE PARK, FL 33023		
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC THAT PT OF LOT 15 DESC AS, COMM AT SW COR OF LOT 15, ELY 485.84, NLY 127.57 TO POB, CONT NLY 39.43, ELY 85.86 TO E/L OF LOT 15, SLY 39.42, WLY 85.91 TO POB AKA: LOT 13 FOREST PARK VILLAS	3804 SW 52 AVE, PEMBROKE PARK, FL 33023	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
4632

Petitioner,

vs.

PARKER,MICHELLE E
3804 SW 52 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

On 8/30/2021 I TERESSA MALCOLM as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PARKER,MICHELLE E
Address: 3804 SW 52 AVE PEMBROKE PARK, FL 33023
Folio: 514230220130
Site Address: 3804 SW 52 AVE, PEMBROKE PARK, FL 33023
Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC THAT PT OF LOT 15
DESC AS, COMM AT SW COR OF LOT 15,ELY 485.84,NLY
127.57 TO POB,CONT NLY 39.43,ELY 85.86 TO E/L OF LOT
15,SLY 39.42,WLY 85.91 TO POB AKA: LOT 13 FOREST PARK
VILLAS

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: 8/30/2021

Notes/Mean of Correction:

Addition to home in back of house without Building Permit.

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 8/30/2021

NOTARY PUBLIC, STATE OF FLORIDA



INVOICE

Case # 4632
Michelle Parker

3804 SW 52 Ave,
Pembroke Park, FL 33023

3804 SW 52 Ave,
Pembroke Park, FL 33023

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 213

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	PO BOX 2710 ROANOKE, VA 3000 W HALLANDALE BEACH BLVD, 24001	PEMBROKE PARK, FL 33009 #Elegant Beauty Supply - 3000 W. Hallandale
Legal Description		

Case Status Open **Case #** 4876 **Date Next Inspection** 8/30/2021

Notes (2) Storefront windows are cracked and damaged on west side of building. Business and/or Property Owner will need to replace windows with Building Permits.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/27/2020		Notice of Violation	Hand
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/24/2021	6/16/2021	Final Order	
8/30/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Hand
8/30/2021		Affidavit of Non-Compliance	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/30/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$2,350.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$2,450.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$2,450.00

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OFFICIAL USE

Certified Mail Fee

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total

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Sent To

Street

City, State

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COF #

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

See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$

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☐ Certified Mail Restricted Delivery \$

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Postage

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Total

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Sent To

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City, State

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

See Reverse for Instructions

NRAI SERVICES INC
 1200 SOUTH PINE ISLAND ROAD
 PLANTATION, FL 33324
 COF # 4876

DISCOUNT AUTO PARTS INC C/O
 ADVANCE STORES CO INC #9479
 P.O. BOX 2710
 ROANOKE, VA 24001
 COF # 4876

7021 0350 0001 0297 8973

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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

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Total

\$

Sent To

Street

City, State

ZIP+4

COF #

Postmark Here

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

See Reverse for Instructions

ELEGANT BEAUTY SUPPLY
 3000 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33009
 COF # 4876

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (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

\$

Sent To

Street

City, State

ZIP+4

COF #

Postmark Here

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

See Reverse for Instructions

ADVANCE STORES CO,
 INCORPORATED
 5008 AIRPORT ROAD
 ROANOKE, VA 24012
 COF # 4876



PROPERTY SUMMARY

Tax Year: 2021	Property Use: 11 - Stores, 1-story	Deputy Appraiser: Commercial Department
Property ID: 514228000110	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: DISCOUNT AUTO PARTS INC	Adj. Bldg. S.F: 13440	Email: commercialtrim@bcpa.net
% ADVANCE STORES CO INC #9479	Bldg Under Air S.F:	Zoning : 8-1 - BUSINESS DISTRICT
Mailing Address: PO BOX 2710 ROANOKE, VA 24001	Effective Year: 1974	Abbr. Legal Des.: 28-51-42 COMM NW COR OF
Physical Address: 3000 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33009	Year Built: 1973	SW1/4 OF NW1/4, SLY 70 TO S/L OF
	Units/Beds/Baths: 0 / /	HALLANDALEBCH BLVD, SELY 30.50 TO POB, SLY
		189 TO P/C, SELY ALG CUR 34.69, SELY 136.85 TO
		W/L OF ST RD 9, NLY 167.75, NWLY 55.37, NWLY
		128.45 TO POB DESC IN OR 4772/513 LESS POR
		DESC IN OR 19011/389 FOR RD

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

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$341,970	\$1,982,000	0	\$2,323,970	\$2,323,970	
2020	\$341,970	\$1,798,530	0	\$2,140,500	\$2,140,500	\$46,195.85
2019	\$341,970	\$1,635,440	0	\$1,977,410	\$1,977,410	\$43,174.77

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$2,323,970	\$2,323,970	\$2,323,970	\$2,323,970
Portability	0	0	0	0
Assessed / SOH	\$2,323,970	\$2,323,970	\$2,323,970	\$2,323,970
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$2,323,970	\$2,323,970	\$2,323,970	\$2,323,970

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
02/01/1992	Warranty Deed	\$730,000	19309 / 35	\$11.00	31,088 SqFt	Square Foot
11/01/1984	Warranty Deed	\$725,000				
06/01/1973	Warranty Deed	\$440,000				
01/01/1972	Warranty Deed	\$95,000				

LAND CALCULATIONS

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514228000062	03/10/2021	Warranty Deed	Disqualified Sale	\$3,000,000	117125204	1035 NW 3 ST HALLANDALE BEACH, FL 33009
514228000590	02/25/2021	Warranty Deed	Qualified Sale	\$475,000	117085928	732 SW 9 ST HALLANDALE BEACH, FL 33009
514228000590	01/24/2019	Special Warranty Deed	Disqualified Sale	\$224,500	115575517	732 SW 9 ST HALLANDALE BEACH, FL 33009
514228000500	10/25/2018	Special Warranty Deed	Qualified Distressed Sale	\$265,000	115419815	840 SW 6 ST HALLANDALE BEACH, FL 33009
514228000500	05/10/2018	Certificate of Title	Disqualified Sale	\$208,100	115094921	840 SW 6 ST HALLANDALE BEACH, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	SCHOOL
									Lake Forest Elementary: C
									Mcnicol Middle: C
									Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray

2020 FOREIGN PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# F97000005913

Entity Name: ADVANCE STORES COMPANY, INCORPORATED

Current Principal Place of Business:

5008 AIRPORT ROAD
ROANOKE, VA 24012

Current Mailing Address:

5008 AIRPORT ROAD
ROANOKE, VA 24012

FEI Number: 54-0118110

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

NRAI SERVICES, INC
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title ASST. SECRETARY
Name KESTER, AMANDA
Address 5008 AIRPORT ROAD
City-State-Zip: ROANOKE VA 24012

Title VP, SEC. DIRECTOR
Name FINLEY, TAMMY M
Address 5008 AIRPORT ROAD
City-State-Zip: ROANOKE VA 24012

Title VP
Name CUSHING, ROBERT B
Address 5008 AIRPORT ROAD
City-State-Zip: ROANOKE VA 24012

Title PRESIDENT, DIRECTOR
Name GRECO, THOMAS R
Address 5008 AIRPORT ROAD
City-State-Zip: ROANOKE VA 24012

Title CFO, EXECUTIVE VICE PRESIDENT,
DIRECTOR
Name SHEPHERD, JEFFREY W
Address 5008 AIRPORT ROAD
City-State-Zip: ROANOKE VA 24012

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JEFFREY W SHEPHERD

DIRECTOR

04/08/2020

Electronic Signature of Signing Officer/Director Detail

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4876
Petitioner,)
)
vs.)
)
DISCOUNT AUTO PARTS INC %)
ADVANCE STORES CO INC #9479 /)
ELEGANT BEAUTY SUPPLY)
Respondent(s)

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479, PO BOX 2710, ROANOKE, VA 24001

FOLIO NO.: 514228000110

LEGAL DESCRIPTION: 28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-103(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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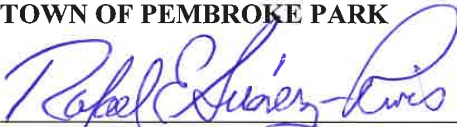
ORDER

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; 5-103(a) (WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$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 16th day of June 2021.

TOWN OF PEMBROKE PARK



Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2021.



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 DISCOUNT AUTO PARTS INC / ELEGANT BEAUTY) CASE NO. 4876
 SUPPLY
 Respondent

TO BE SERVED: DISCOUNT AUTO PARTS INC / ELEGANT BEAUTY SUPPLY

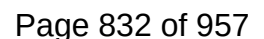
ADDRESS: 3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

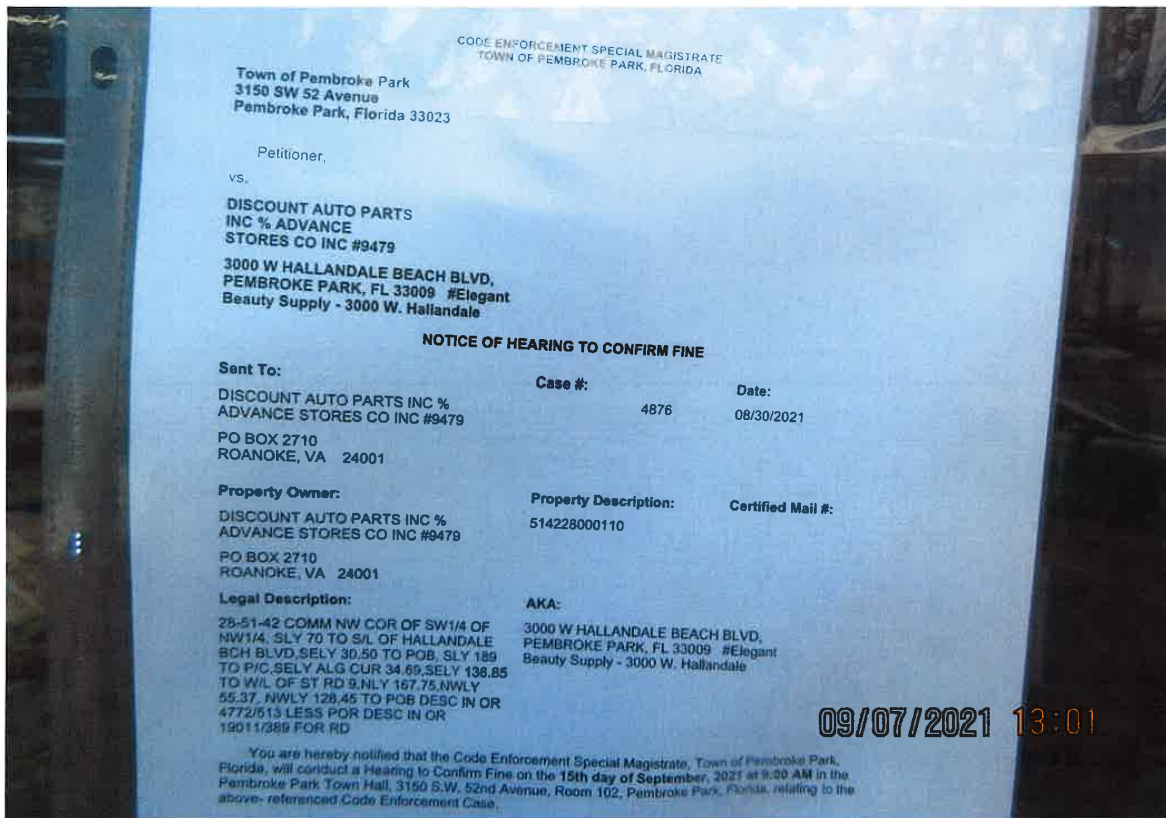
TYPE OF SERVICE

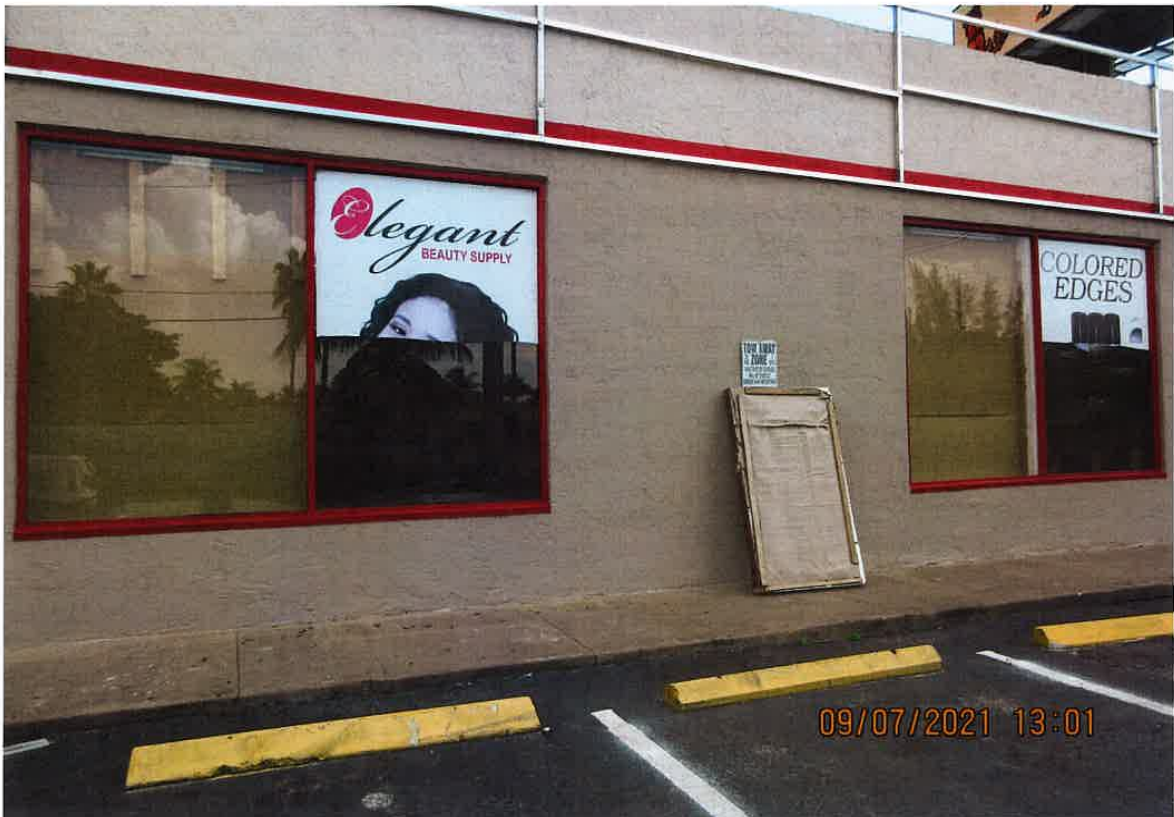
- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.
- () **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

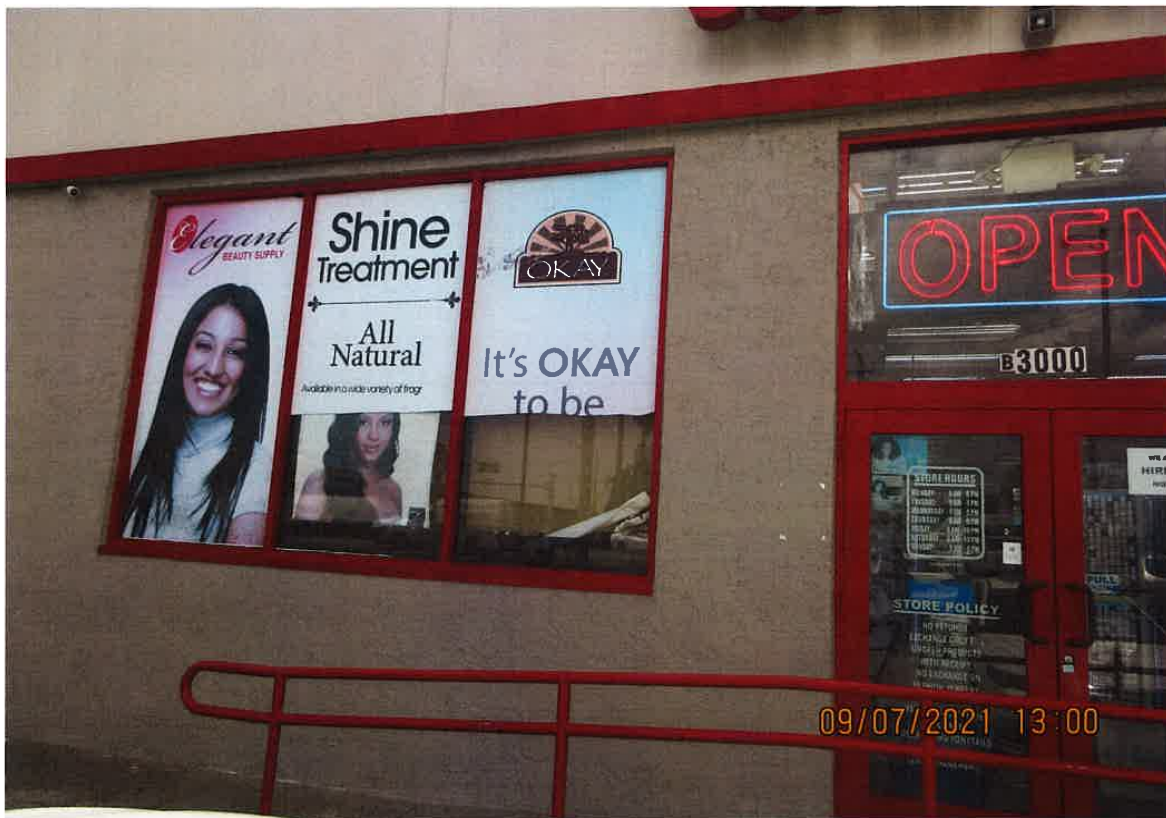
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of 9, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

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.

**DISCOUNT AUTO PARTS
INC % ADVANCE
STORES CO INC #9479**

**3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Elegant
Beauty Supply - 3000 W. Hallandale**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Case #:

4876

Date:

08/30/2021

Property Owner:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Property Description:

514228000110

Certified Mail #:

Legal Description:

28-51-42 COMM NW COR OF SW1/4 OF
NW1/4, SLY 70 TO S/L OF HALLANDALE
BCH BLVD,SELY 30.50 TO POB, SLY 189
TO P/C,SELY ALG CUR 34.69,SELY 136.85
TO W/L OF ST RD 9,NLY 167.75,NWLY
55.37, NWLY 128.45 TO POB DESC IN OR
4772/513 LESS POR DESC IN OR
19011/389 FOR RD

AKA:

3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Elegant
Beauty Supply - 3000 W. Hallandale

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
4876

Petitioner,

vs.

DISCOUNT AUTO PARTS
INC % ADVANCE STORES
CO INC #9479

3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Elegant
Beauty Supply - 3000 W. Hallandale

Respondent(s)

On 8/30/2021 I TERESSA MALCOLM as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479
Address:	PO BOX 2710 ROANOKE, VA 24001
Folio:	514228000110
Site Address:	3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Elegant Beauty Supply - 3000 W. Hallandale
Legal Description:	28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/30/2021

Notes/Mean of Correction:

Cracked/Damaged window on west side of building

Further, Affiant sayeth naught



STATE OF FLORIDA

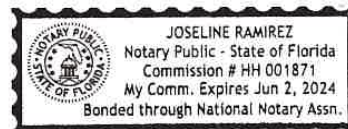
COUNTY OF BROWARD

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 8/30/2021



NOTARY PUBLIC, STATE OF FLORIDA



INVOICE

Case # 4876
Elegant Beauty Supply

3000 W Hallandale Beach Blvd,
Pembroke Park, FL 33023

3000 W Hallandale Beach Blvd,
Pembroke Park, FL 33023

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 213

Page 841 of 957

Case Overview

Property/Incident Information

Owner	Address	Site Address
3180 PEMBROKE LLC	2125 BISCAYNE BLVD #508A MIAMI, FL 33137	3180 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #Moil Gas Station

Legal Description

Case Status	Open	Case #	5185	Date Next Inspection	8/30/2021
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Notes

1. Neon/LED Lights around window. Neon lights are prohibited in Town. Property/Business owner will need to remove lights around window.
2. neon signs in window. neon signs are prohibited in Town except for 1 (one) open neon sign. Property owner will need to remove neon signs in window.
3. banner on dumpster enclosure. banner signs are prohibited in Town. Property owner/Business owner will need to remove banner.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/25/2020		Notice of Violation	Hand
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail Hand
6/24/2021	6/16/2021	Final Order	
8/30/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
8/30/2021		Affidavit of Non-Compliance	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 8/30/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$2,350.00

Case Overview

Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$2,450.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$2,450.00

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JOSHUA BENNETT	
500 SE 18 COURT	
FORT LAUDERDALE, FL 33316	
COF # 5185	
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



PROPERTY SUMMARY

Tax Year: 2021	Property Use: 26 - Service stations	Deputy Appraiser: Commercial Department
Property Id: 514230090011	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: 3180 PEMBROKE LLC	Adj. Bldg. S.F: 1548	Email: commercialtrim@bcpa.net
Mailing Address: 2125 BISCAYNE BLVD #508A MIAMI, FL 33137	Bldg Under Air S.F:	Zoning : B-1 - BUSINESS DISTRICT
Physical Address: 3180 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33023	Effective Year: 1981	Abbr. Legal Des.: LAKE FOREST SEC 4 RESUB
	Year Built: 1959	POR 43-45 B TR S N 115 BLK 37
	Units/Beds/Baths: 0 / /	

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

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$127,990	\$1,065,860	0	\$1,193,850	\$1,193,850	
2020	\$127,990	\$1,066,150	0	\$1,194,140	\$1,194,140	\$25,771.70
2019	\$127,990	\$518,110	0	\$646,100	\$646,100	\$14,106.95

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,193,850	\$1,193,850	\$1,193,850	\$1,193,850
Portability	0	0	0	0
Assessed / SOH	\$1,193,850	\$1,193,850	\$1,193,850	\$1,193,850
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,193,850	\$1,193,850	\$1,193,850	\$1,193,850

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
06/18/2019	Warranty Deed Disqualified Sale	\$1,800,000	115899927	\$11.25	11,377 SqFt	Square Foot
06/27/2014	Warranty Deed Qualified Sale	\$600,000	112378415			
06/30/2009	Warranty Deed Qualified Sale	\$300,000	46380 / 1028			
10/16/2007	Special Warranty Deed Disqualified Sale	\$425,000	44877 / 1161			
09/15/2004	Special Warranty Deed	\$800,000	38903 / 570			

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514230090810	04/09/2021	Multi Warranty Deed	Excluded Sale	\$5,324,000	117282647	4711 SW 31 DR WEST PARK, FL 33023
514230090020	10/07/2020	Special Warranty Deed	Qualified Distressed Sale	\$275,000	116879498	3211 SW 32 AVE WEST PARK, FL 33023
514230090070	09/21/2020	Quit Claim Deed	Non-Sale Title Change	\$45,000	116770194	3111 SW 32 AVE WEST PARK, FL 33023
514230090591	06/18/2020	Warranty Deed	Disqualified Sale	\$34,800	116576856	W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023
514230090011	06/18/2019	Warranty Deed	Disqualified Sale	\$1,800,000	115899927	3180 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
------	------	-------	-------	------	------	-------	-------	------

SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 8	County Comm. Name Barbara Sharief	US House Rep. District 24	US House Rep. Name Frederica Wilson
Florida House Rep. District 101	Florida House Rep. Name Marie Woodson	Florida Senator District 35	Florida Senator Name Shevrin Jones	School Board Member Ann Murray



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Detail by Entity Name

Florida Limited Liability Company
3180 PEMBROKE LLC

Filing Information

Document Number L19000105908
FEI/EIN Number 84-1767069
Date Filed 04/17/2019
State FL
Status ACTIVE

Principal Address

2800 Biscayne Blvd
Suite 900C
MIAMI, FL 33137

Changed: 05/07/2020

Mailing Address

2800 Biscayne Blvd
Suite 900C
MIAMI, FL 33137

Changed: 05/07/2020

Registered Agent Name & Address

BENNETT, JOSHUA N
500 SE 18 Court
Fort Lauderdale, FL 33316

Address Changed: 04/30/2021

Authorized Person(s) Detail

Name & Address

Title MGR

BUONGIORNO HOLDINGS LLC
2800 Biscayne Blvd
Suite 900C
MIAMI, FL 33137

Annual Reports

Report Year	Filed Date
2020	05/07/2020
2021	04/30/2021

Document Images

04/30/2021 -- ANNUAL REPORT	View image in PDF format
05/07/2020 -- ANNUAL REPORT	View image in PDF format
04/17/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5185
Petitioner,)
)
vs.)
3180 PEMBROKE LLC)
Respondent(s))

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3180 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: 3180 PEMBROKE LLC, 2125 BISCAYNE BLVD #508A, MIAMI, FL 33137

FOLIO NO.: 514230090011

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B TR S N 115 BLK 37

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) 21-19. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 3180 PEMBROKE LLC / MOIL) CASE NO. 5185
 Respondent)

TO BE SERVED: 3180 PEMBROKE LLC / MOIL

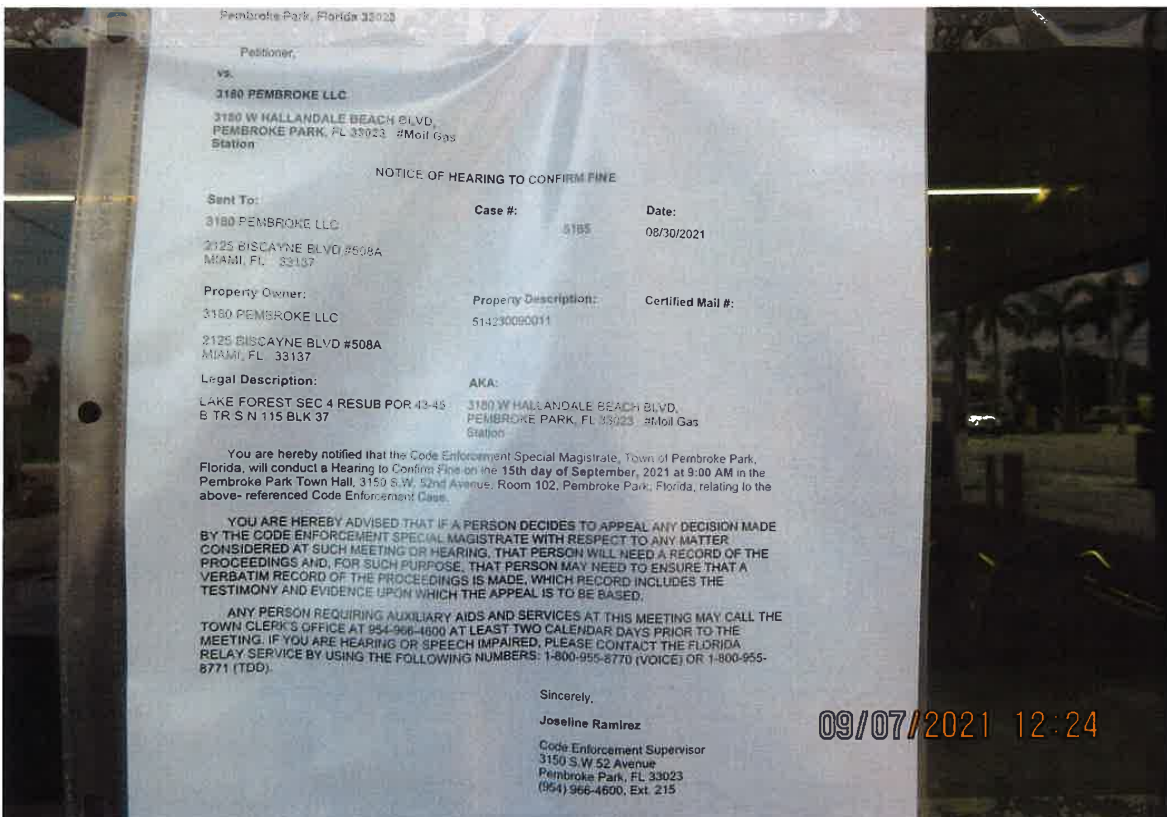
ADDRESS: 3180 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF SERVICE

- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.
- () **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of 9, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

 **JOSELINE RAMIREZ**
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

3180 PEMBROKE LLC

**3180 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #Moil Gas
Station**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
3180 PEMBROKE LLC	5185	08/30/2021
2125 BISCAYNE BLVD #508A MIAMI, FL 33137		
Property Owner:	Property Description:	Certified Mail #:
3180 PEMBROKE LLC	514230090011	
2125 BISCAYNE BLVD #508A MIAMI, FL 33137		
Legal Description:	AKA:	
LAKE FOREST SEC 4 RESUB POR 43-45 B TR S N 115 BLK 37	3180 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #Moil Gas Station	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
5185

Petitioner,
vs.
3180 PEMBROKE LLC
3180 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #Moil Gas
Station
Respondent(s)

On 8/30/2021 I TERESSA MALCOLM as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: 3180 PEMBROKE LLC
Address: 2125 BISCAYNE BLVD #508A MIAMI, FL 33137
Folio: 514230090011
Site Address: 3180 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #Moil Gas Station
Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B TR S N 115 BLK 37

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 8/30/2021

Notes/Mean of Correction:

1. Neon Lights around window
2. neon signs in window
3. banner on dumpster enclosure

Further, Affiant sayeth naught

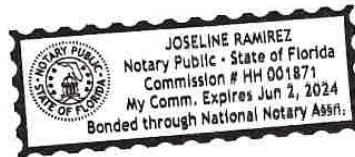
Code Enforcement Officer Signature

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 8/30/2021

NOTARY PUBLIC, STATE OF FLORIDA



Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

3180 Pembroke LLC
2125 Biscayne Blvd #508A
Miami, FL 33137

**INVOICE**

DATE: September 15, 2021
INVOICE # 5185
FOR:

Case # 5185
3180 Pembroke LLC

3180 W Hallandale Beach Blvd,
Pembroke Park, FL 33023

QUANTITY	DESCRIPTION	FEE		AMOUNT
	Town Ordinance Sec.5-105			
	Final Order issued 06/16/2021			
1	Admin Fee	\$	100.00	\$ 100.00
61	Day(s) of Per Diem from (07/16/2021-09/15/2021)	\$	50.00	\$ 3,050.00
Balance				\$3,150.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 213

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK LAKES INC	PO BOX 260490 PEMBROKE PINES, FL 33026	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Pembroke Park Lakes

Legal Description

Case Status Open **Case #** 5186 **Date Next Inspection** 8/30/2021

Notes

1. Damaged fence along Hallandale Beach Blvd. Property owner will need to repair fence with proper permits from Building Department.
2. Damaged sign removed without Building Permit. Property owner will need to obtain building permit for damaged sign.

Double permit fee has been assessed to violation.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/25/2020		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/24/2021	6/16/2021	Final Order	
8/30/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
8/30/2021		Affidavit of Non-Compliance	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 8/30/2021
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 8/30/2021

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		\$2,350.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$2,450.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$2,450.00

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 P.O. BOX 260490
 PEMBROKE PINES, FL 33026
 COF # 5186

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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P.A. CHRISTOPHER KELLEY
 11098 BISCAYNE BLVD #205
 MIAMI, FL 33161
 COF # 5186

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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AUG 2 2021

Postmark Here

PEMBROKE PARK LAKES INC
 1701 W HILLSBORO BLVD
 DEERFIELD BEACH, FL 33442
 COF # 5186

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



PROPERTY SUMMARY

Tax Year: 2021	Property Use: 28 - Parking lots (commercial or patron), mobile home parks	Deputy Appraiser: Commercial Department
Property Id: 514229000223	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: PEMBROKE PARK LAKES INC	Adj. Bldg. S.F: 303	Email: commercialtrim@bcpa.net
Mailing Address: PO BOX 260490 PEMBROKE PINES, FL 33026	Bldg Under Air S.F:	Zoning : T-1 - TRAILER PARK DISTRICT
Physical Address: 3196 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33009-5145	Effective Year: 2021	Abbr. Legal Des.: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT50 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
	Year Built: 2020	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$6,800,510	\$74,990	0	\$6,875,500	\$4,395,000	
2020	\$6,800,510	0	0	\$6,800,510	\$3,927,290	\$103,448.85
2019	\$3,570,270	0	0	\$3,570,270	\$3,570,270	\$77,953.29

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$6,875,500	\$6,875,500	\$6,875,500	\$6,875,500
Portability	0	0	0	0
Assessed / SOH	\$4,395,000	\$4,395,000	\$4,395,000	\$4,395,000
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$4,395,000	\$6,875,500	\$4,395,000	\$4,395,000

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
06/01/1965	Warranty Deed	\$270,000		\$10.00	680,051 SqFt	Square Foot

LAND CALCULATIONS

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514229000280	12/03/2019	Warranty Deed	Qualified Sale	\$675,000	116225744	3250 S 31 WAY PEMBROKE PARK, FL 33009
514229000101	11/01/2019	Warranty Deed	Qualified Sale	\$3,350,000	116152085	2801 S PARK RD PEMBROKE PARK, FL 33009
514229000056	10/09/2019	Warranty Deed	Qualified Sale	\$675,000	116105788	2589 S PARK LN PEMBROKE PARK, FL 33009
514229000058	05/10/2019	Warranty Deed	Disqualified Sale	\$1,800,000	115807445	2533 S PARK RD PEMBROKE PARK, FL 33009
514229000310	03/02/2018	Multi Special Warranty Deed	Excluded Sale	\$2,200,000	114933541	COUNTRY CLUB LN PEMBROKE PARK, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	SCHOOL
									Lake Forest Elementary: C Mcnicol Middle: C Hallandale High: C

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 8	County Comm. Name Barbara Sharief	US House Rep. District 24	US House Rep. Name Frederica Wilson
Florida House Rep. District 101	Florida House Rep. Name Marie Woodson	Florida Senator District 35	Florida Senator Name Shevrin Jones	School Board Member Ann Murray



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Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Mailing Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Registered Agent Name & Address

GLASER, ALLAN M., ESQ.
11900 BISCAYNE BLVD.
#807
MIAMI, FL 33181

Name Changed: 01/27/2015

Address Changed: 04/04/1995

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1701 W HILLSBORO BLVD, # 201
DEERFIELD BEACH, FL 33442

Title PSD

CASTELLANO, WILLIAM
1701 W HILLSBORO BLVD. #201
DEERFIELD BEACH, FL 33442

Annual Reports

Report Year	Filed Date
2019	02/21/2019
2020	01/22/2020
2021	02/11/2021

Document Images

02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
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03/29/2010 -- ANNUAL REPORT	View image in PDF format
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04/04/1995 -- ANNUAL REPORT	View image in PDF format

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5186
Petitioner,)
)
vs.)
PEMBROKE PARK LAKES INC)
Respondent (s))

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC, PO BOX 260490, PEMBROKE PINES, FL 33026

FOLIO NO.: 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

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(c); 21-23(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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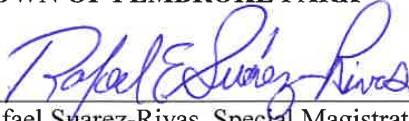
ORDER

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(c); 21-23(a) (**WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **\$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 16th day of June 2021.

TOWN OF PEMBROKE PARK

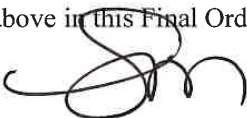


Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2021.



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 PEMBROKE PARK LAKES INC) CASE NO. 5186
 Respondent)



3196 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner:
PEMBROKE PARK LAKES INC
3196 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #Pembroke
Park Lakes

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	5186	08/30/2021
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	514229000223	
Legal Description:	AKA:	
29-51-42 BEG AT PT 180 N OF SW COR OF SE 1/4 FOR POB, N ALG W LINE TO PT 50 S OF NW CR OF SW 1/4 OF NE 1/4 E 250 S 150 W 100 S 520 E 210, SE 1/4 ALG CURVE 188.5 S 60 SWLY ALG CURVE 188.5 W 210 S 2839 M/L TO PT 180 N OF S/L OF SEC. W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Pembroke Park Lakes	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION 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.

09/07/2021 12:27

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
LAKES INC**
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Pembroke
Park Lakes

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE PARK LAKES INC	5186	08/30/2021
PO BOX 260490 PEMBROKE PINES, FL 33026		
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK LAKES INC	514229000223	
PO BOX 260490 PEMBROKE PINES, FL 33026		
Legal Description:	AKA:	
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Pembroke Park Lakes	

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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 #:
5186

Petitioner,

vs.

PEMBROKE PARK LAKES
INC
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Pembroke
Park Lakes

Respondent(s)

On 8/30/2021 I TERESSA MALCOLM as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

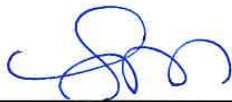
Owner Name: PEMBROKE PARK LAKES INC
Address: PO BOX 260490 PEMBROKE PINES, FL 33026
Folio: 514229000223
Site Address: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Pembroke Park Lakes
Legal Description: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 8/30/2021
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 8/30/2021

Notes/Mean of Correction:

1. damaged fence need to be replace
2. damaged sign removed without permit

Further, Affiant sayeth naught



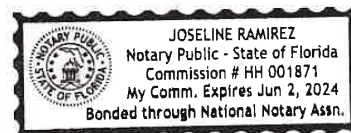
Code Enforcement Officer Signature

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 8/30/2021



NOTARY PUBLIC, STATE OF FLORIDA



Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

Pembroke Park Lakes Inc
PO Box 260490
Pembroke Pines, FL 33026

**INVOICE**

DATE: September 15, 2021
INVOICE # 5186
FOR:

Case # 5186
Pembroke Park Lakes Inc

3196 W Hallandale Beach Blvd,
Pembroke Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105		
	Final Order issued 06/16/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
47	Day(s) of Per Diem from (08/16/2021-09/01/2021)	\$ 50.00	\$ 2,350.00
Balance			\$2,450.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 213

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
ARDEVCO LLC	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Sundrift Apartments

Legal Description

Case Status	Open	Case #	5195	Date Next Inspection	8/30/2021
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Notes

1. Building Maintenance. Building needs to be repainted. Property owner will need to paint building on west side of building.
2. Dead/Dying Palm tree in front of property. Property owner will need to replace tree in accordance to Town Ordinance 27-42.
3. Exterior lights. Exterior light on top of Building installed without permits. Property owner will need to obtain electrical permits for lights.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/25/2020		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail Hand
6/24/2021	6/16/2021	Final Order	
8/30/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
8/30/2021		Affidavit of Non-Compliance	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 8/30/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 8/30/2021
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$2,350.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$2,450.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$2,450.00

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Sent: ARDEVCO LLC	
Street: 3181 W HALLANDALE BEACH BLVD	
City: #300	
City: PEMBROKE PARK, FL 33009	
COF #5195 & COF # 5706	
PS Form 3800, April 2015 PSN 7530-02-000-9057 See Reverse for Instructions	

7021 0350 0001 0297 9062

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Postage <u>7.33</u>	
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Sent: JEFFREY FEINBERG	
Street: 4651 SHERIDAN STREET SUITE 200	
City: HOLLYWOOD, FL 33021	
COF # 5195 & COF # 5706	
PS Form 3800, April 2015 PSN 7530-02-000-9062 Instructions	



PROPERTY SUMMARY

Tax Year: 2021	Property Use: 03 - Multi-family - 10 units or more	Deputy Appraiser: Commercial Department
Property Id: 514229000111	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: ARDEVCO LLC	Adj. Bldg. S.F: 28751	Email: commercialtrim@bcpa.net
Mailing Address: 3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	Bldg Under Air S.F:	Zoning : RM-25 - MEDIUM HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL
Physical Address: 3181 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33009	Effective Year: 1973	Abbr. Legal Des.: 29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824& LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4
	Year Built: 1972	
	Units/Beds/Baths: 32 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$338,330	\$3,130,010	0	\$3,468,340	\$3,468,340	
2020	\$338,330	\$3,058,310	0	\$3,396,640	\$3,396,640	\$73,305.60
2019	\$338,330	\$3,058,310	0	\$3,396,640	\$3,396,640	\$74,162.24

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$3,468,340	\$3,468,340	\$3,468,340	\$3,468,340
Portability	0	0	0	0
Assessed / SOH	\$3,468,340	\$3,468,340	\$3,468,340	\$3,468,340
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$3,468,340	\$3,468,340	\$3,468,340	\$3,468,340

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
02/28/2018	Quit Claim Deed	\$100	115044482	\$9.00	37,592 SqFt	Square Foot
	Non-Sale Title Change					
07/14/2015	Warranty Deed	\$3,000,000	113121896			
	Qualified Sale					
01/09/1995	Warranty Deed	\$1,000,000	23121 / 797			
05/01/1974	Quit Claim Deed	\$400,000	1160 / 767			
09/01/1971	Warranty Deed	\$156,000				

LAND CALCULATIONS

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514229000280	12/03/2019	Warranty Deed	Qualified Sale	\$675,000	116225744	3250 S 31 WAY PEMBROKE PARK, FL 33009
514229000101	11/01/2019	Warranty Deed	Qualified Sale	\$3,350,000	116152085	2801 S PARK RD PEMBROKE PARK, FL 33009
514229000056	10/09/2019	Warranty Deed	Qualified Sale	\$675,000	116105788	2589 S PARK LN PEMBROKE PARK, FL 33009
514229000058	05/10/2019	Warranty Deed	Disqualified Sale	\$1,800,000	115807445	2533 S PARK RD PEMBROKE PARK, FL 33009
514229000310	03/02/2018	Multi Special Warranty Deed	Excluded Sale	\$2,200,000	114933541	COUNTRY CLUB LN PEMBROKE PARK, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	SCHOOL
									Lake Forest Elementary: C
									Mcnicol Middle: C
									Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ARDEVCO, LLC

Filing Information

Document Number L18000021942
FEI/EIN Number 82-4464614
Date Filed 01/24/2018
State FL
Status ACTIVE

Principal Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Mailing Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

GARONE, ANTHONY
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Title AMBR

D'ELIA, ROCCO
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/20/2020
2021	03/12/2021

Document Images

03/12/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5195
Petitioner,)
)
vs.)
ARDEVCO LLC)
)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33009

PROPERTY OWNER: ARDEVCO LLC, 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142290000111

LEGAL DESCRIPTION: 29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

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)(i); 5-2(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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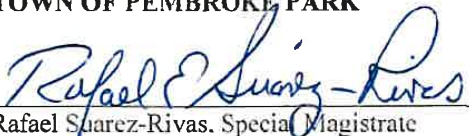
ORDER

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)(i); 5-2(a). (**WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$300.00 PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida.
this 16th day of June 2021.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2021.



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 ARDEVCO LLC) CASE NO. 5195
 Respondent)

TO BE SERVED: ARDEVCO LLC

ADDRESS: 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #300

TYPE OF SERVICE

- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.
- () **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- ☒ **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of 9, 2021, by Teresa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Personally Known OR Produced Identification
Type of Identification Produced

Pembroke Park, Florida 33023

Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Sundrift
Apartments

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

Case #:

Date:

ARDEVCO LLC

5195

08/30/2021

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Property Owner:

Property Description:

Certified Mail #:

ARDEVCO LLC

514229000111

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Legal Description:

AKA:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF
NE1/4 LESS S 50 FOR ST RD 824 & LESS
E 420 OF N 150 OF S 200 OF SE1/4 OF
NW1/4 OF NE1/4

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Sundrift
Apartments

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL A FINE
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
RECORD OF THE HEARING IS MADE WHICH RECORD INCLUDES THE

09/07/2021 04:37

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

ARDEVCO LLC

**3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Sundrift
Apartments**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ARDEVCO LLC	5195	08/30/2021
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
ARDEVCO LLC	514229000111	
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		
Legal Description:	AKA:	
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Sundrift Apartments	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
5195

Petitioner,
vs.

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Sundrift
Apartments
Respondent(s)

On 8/30/2021 I TERESSA MALCOLM as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	ARDEVCO LLC
Address:	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009
Folio:	514229000111
Site Address:	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Sundrift Apartments
Legal Description:	29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

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: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 8/30/2021

Notes/Mean of Correction:

1. Exterior maintenance of building. Building needs to be painted
2. Dead/Dying palm tree

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 8/30/2021

NOTARY PUBLIC, STATE OF FLORIDA



INVOICE

Case # 5195
Ardevco LLC

3181 W Hallandale Beach Blvd,
Pembroke Park, FL 33009

[illegible]

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 213

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
Leycely Gayle	3120 W Hallandale Beach Blvd #1010 Pembroke Park, F 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #1010

Legal Description

Case Status	Open	Case #	5553	Date Next Inspection	8/30/2021
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Notes

1. Shed & stairs at RV installed without permit.
2. Miscellaneous items loose wood etc.
3. Obtain permit for shed, stairs, & pavers with plans & inspections.
4. Remove washer & dryer from shed, remove miscellaneous loose materials from property.
5. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/2/2021		Notice of Violation	Hand
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
8/30/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
8/30/2021		Affidavit of Non-Compliance	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: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 8/30/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 8/30/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 8/30/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$850.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$950.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$950.00

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage 7.33
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 Total \$
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 Street
 HOLIDAY HALLANDALE MHC LLC
 8800 N BRONX AVE
 2ND FLOOR
 SKOKIE, IL 60077
 COF # 5553
 City

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
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 CORPORATION SERVICE COMPANY
 1201 HAYS STREET
 TALLAHASSEE, FL 32301
 COF # 5553
 City

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$
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 3120 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33009
 COF # 5553
 City

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9086

U.S. Postal Service™
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 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
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 3140 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33009
 COF # 5553
 City

PS Form 3800, April 2015 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\(8\)](#).

* Denotes Multi-Parcel Sale (See Deed)

Page 888 of 957



[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 SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5553
Petitioner,)
)
vs.)
)
LEYCELY GAYLE)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3120 W Hallandale Beach Blvd Lot 1010, Pembroke Park, FL 33009

PROPERTY OWNER: Holiday Hallandale MHC LLC, 8800 North Bronx Ave 2ND Floor, Skokie, IL 60077

FOLIO NO.: 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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a)(b); 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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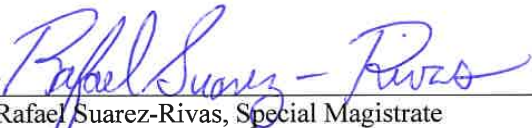
ORDER

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; 5-2(a)(b); 12-48 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **\$50.00** PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th day of May 2021.

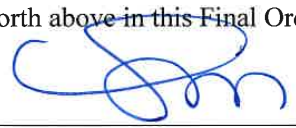
TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of May, 2021.



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 LEYCELY GAYLE) CASE NO. 5553
 Respondent)

TO BE SERVED: LEYCELY GAYLE

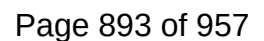
ADDRESS: 3140/3120 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #1010

TYPE OF SERVICE

- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.
- () **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
-  **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of 9, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

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.

Leycelly Gayle

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #1010

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Leycelly Gayle	5553	08/30/2021

3120 W Hallandale Beach Blvd #1010
Pembroke Park, FL 33009

Property Owner:	Property Description:	Certified Mail #:
Leycelly Gayle	514229000300	

3120 W Hallandale Beach Blvd #1010
Pembroke Park, FL 33009

Legal Description:

AKA:

25-51-42 PT OF SE1/4 OF NE1/4 DESC AS 3140 W HALLANDALE BEACH BLVD,
BEG NW COR OF SE1/4 OF NE1/4, ELY 15, PEMBROKE PARK, FL 33009 #1010
ELY 50 FOR POB, ELY 485.10, 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 320.56 NLY
623.65 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

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 15th day of September, 2021 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

09/07/2021 12:56

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Leycely Gayle

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #1010**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Leycely Gayle	5553	08/30/2021
3120 W Hallandale Beach Blvd #1010 Pembroke Park, F 33009		
Property Owner:	Property Description:	Certified Mail #:
Leycely Gayle	514229000300	
3120 W Hallandale Beach Blvd #1010 Pembroke Park, F 33009		
Legal Description:	AKA:	
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, 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 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 #1010	

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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 #:
5553

Petitioner,

vs.

Leycely Gayle
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #1010
Respondent(s)

On 8/30/2021 I TERESSA MALCOLM as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

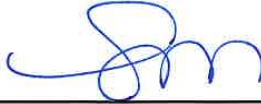
Owner Name: Leycely Gayle
Address: 3120 W Hallandale Beach Blvd #1010 Pembroke Park, F 33009
Folio: 514229000300
Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #1010
Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 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: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note — Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 8/30/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 8/30/2021

Notes/Mean of Correction:

1. Shed & stairs at RV installed without permit.
2. Miscellaneous items loose wood etc.
3. Obtain permit for shed, stairs, & pavers with plans & inspections.
4. Remove washer & dryer from shed, remove miscellaneous loose materials from property.
5. A double permit fee has been assessed.

Further, Affiant sayeth naught

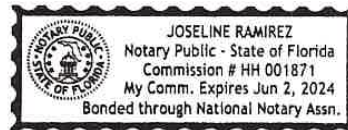


Code Enforcement Officer Signature

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 8/30/2021


NOTARY PUBLIC, STATE OF FLORIDA

Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

Leycely Gayle
3140/3120 W Hallandale Beach Blvd #1010
Pembroke Park, FL 33009

**INVOICE**

DATE: September 15, 2021
INVOICE # 5553
FOR:

Case # 5553
Leycely Gayle

3140/3120 W Hallandale Beach
Blvd #1010,
Pembroke Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105 ; 5-17; 12-76(b)		
	Final Order issued 06/16/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
31	Day(s) of Per Diem from (08/15/2021-09/15/2021)	\$ 50.00	\$ 1,550.00
Balance			\$1,650.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 213

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
BKI-95 LLC	4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	2000 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	5700	Date Next Inspection	8/30/2021
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Notes

1. Verify all electrical work being done inside of the space including the electrical power since certain areas of the warehouse was without power. Obtain a permit with all plans and inspections.
2. Full tenant renovation of the warehouse including the offices and closets that were added in the main warehouse area.
3. Verify all demising wall that were added to the warehouse. Obtain a permit with all plans and inspections.
4. A/c duct work was fully removed and replaced. Obtain a permit with all plans and inspections for duct work and possible a/c replacement was done.
5. Windows in different areas of the warehouse were replaced. Obtain a permit with plans and inspections.
6. Verify stairs & railings to the second floor was permitted. Obtain a permit with plans and inspections.
7. Verify the second floor was permitted, if not obtain a permit with plans and inspections.
8. Camera system installed. Obtain a permit with plans and inspections.
9. Property needs to be maintained with paint and pressure wash also to be paved and maintained.
10. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/24/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
8/30/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
8/30/2021		Affidavit of Non-Compliance	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (m)	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/30/2021
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$2,350.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$2,450.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$2,450.00

7021 0350 0001 0297 9130

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	7.33
\$ To	BKI-95 LLC
\$	2000 SW 30 AVE
\$	PEMBROKE PARK, FL 33009
\$	COF # 5700
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Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9147

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☐ Adult Signature Restricted Delivery \$

Postage 7.33

To: BKI-95 LLC
\$ 4770 BISCAYNE BLVD STE 680
Se MIAMI, FL 33137
Sir COF # 5700
Cit

2021 Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2000 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0024
Property Owner	BKI-95 LLC	Millage	0613
Mailing Address	4770 BISCAYNE BLVD STE 680 MIAMI FL 33137	Use	48
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$340,280	\$3,037,380	\$3,377,660	\$3,027,400	
2020	\$340,280	\$2,411,910	\$2,752,190	\$2,752,190	\$59,397.23
2019	\$340,280	\$2,405,710	\$2,745,990	\$2,688,710	\$59,091.32

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$3,377,660	\$3,377,660	\$3,377,660	\$3,377,660
Portability	0	0	0	0
Assessed/SOH	\$3,027,400	\$3,377,660	\$3,027,400	\$3,027,400
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	\$3,027,400	\$3,377,660	\$3,027,400	\$3,027,400

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/13/2012	SWD-Q	\$1,950,000	49102 / 1098	\$9.00	37,809	SF
7/30/2007	WD-D	\$1,400,000	44666 / 609			
9/2/1993	WD	\$905,000	21187 / 875			
10/13/1988	QCD	\$100	16031 / 596			
10/18/1988	WD	\$1,032,000	15878 / 166			
				Adj. Bldg. S.F. (Card, Sketch)		33776
				Eff./Act. Year Built: 1969/1968		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

BKI-95 LLC

Filing Information

Document Number L12000069042

FEI/EIN Number 45-5381764

Date Filed 05/22/2012

Effective Date 05/21/2012

State FL

Status ACTIVE

Principal Address

2000SW 30 Ave
Pembroke Park, FL 33069

Changed: 02/01/2013

Mailing Address

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Registered Agent Name & Address

Kalas, Kosmas A
4770 Biscayne Boulevard
Suite 680
MIAMI, FL 33137

Name Changed: 01/31/2018

Address Changed: 01/31/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

KALAS, KOSMAS A
1251 Still Water Dr
Miami Beach, FL 33141

Title MGRM

RII I ANTE THOMAS

DEBARTLE, THOMAS
16051 Collins Ave.
Apt 503
Sunny Isles, FL 33160

Annual Reports

Report Year	Filed Date
2019	02/13/2019
2020	01/28/2020
2021	01/14/2021

Document Images

01/14/2021 -- ANNUAL REPORT	View image in PDF format
01/28/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
01/31/2018 -- ANNUAL REPORT	View image in PDF format
03/08/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
03/09/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
02/01/2013 -- ANNUAL REPORT	View image in PDF format
05/22/2012 -- Florida Limited Liability	View image in PDF format

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5700
Petitioner,)
)
vs.)
)
BKI-95 LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2000 SW 30 AVE, Pembroke Park, FL 33009

PROPERTY OWNER: BKI-95 LLC, 4770 Biscayne Blvd STE 680, Miami, FL 33137

FOLIO NO.: 514221280024

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(e)(m)(n); 5-105; 5-17 The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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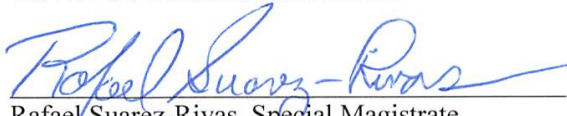
ORDER

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)(e)(m)(n); 5-105; 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **\$50.00** PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th day of May 2021.

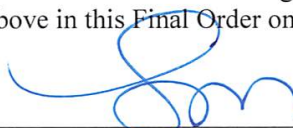
TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of May, 2021.



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 BKI-95 LLC) CASE NO. 5700
 Respondent)

Page 910 of 957



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
BKI-95 LLC
2000 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
BKI-95 LLC 4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	5700	08/30/2021

Property Owner:	Property Description:	Certified Mail #:
BKI-95 LLC 4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	514221280024	

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W	2000 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, 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

09/07/2021 03:48

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

BKI-95 LLC

2000 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
BKI-95 LLC	5700	08/30/2021
4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137		
Property Owner:	Property Description:	Certified Mail #:
BKI-95 LLC	514221280024	
4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137		
Legal Description:	AKA:	
MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W	2000 SW 30 AVE, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:

5700

Petitioner,

vs.

BKI-95 LLC

2000 SW 30 AVE, PEMBROKE PARK, FL
33009

Respondent(s)

On 8/30/2021 I TERESSA MALCOLM as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	BKI-95 LLC
Address:	4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137
Folio:	514221280024
Site Address:	2000 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description:	MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (m)	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 8/30/2021

Notes/Mean of Correction:

1. Verify all electrical work being done inside of the space including the electrical power since certain areas of the warehouse was without power. Obtain a permit with all plans and inspections.
2. Full tenant renovation of the warehouse including the offices and closets that were added in the main warehouse area.
3. Verify all demising wall that were added to the warehouse. Obtain a permit with all plans and inspections.
4. A/c duct work was fully removed and replaced. Obtain a permit with all plans and inspections for duct work and possible a/c replacement was done.
5. Windows in different areas of the warehouse were replaced. Obtain a permit with plans and inspections.
6. Verify stairs & railings to the second floor was permitted. Obtain a permit with plans and inspections.
7. Verify the second floor was permitted, if not obtain a permit with plans and inspections.
8. Camera system installed. Obtain a permit with plans and inspections.
9. Property needs to be maintained with paint and pressure wash also to be paved and maintained.
10. A double permit fee has been assessed.

Further, Affiant sayeth naught

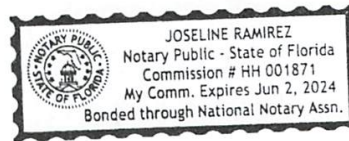
STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/30/2021

NOTARY PUBLIC, STATE OF FLORIDA



Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

Leycely Gayle
3140/3120 W Hallandale Beach Blvd #1010
Pembroke Park, FL 33009



INVOICE

DATE: September 15, 2021
INVOICE # 5553
FOR:

Case # 5553
Leycely Gayle

3140/3120 W Hallandale Beach
Blvd #1010,
Pembroke Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(a)(e) (m)(n); 5-105 ; 5-17		
	Final Order issued 06/16/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
31	Day(s) of Per Diem from (08/15/2021-09/15/2021)	\$ 50.00	\$ 1,550.00
Balance			\$1,650.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 213

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

Legal Description

Case Status	Open	Case #	5701	Date Next Inspection	8/30/2021
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Notes

1. Repeat Violation: Full tenant build out without permit including the office space that was created. Obtain permit for buildout: Structural, Mechanical, Electrical, & Plumbing with plans and inspections.
2. Racking pallets added without a permit. Obtain permit for Racking system installed with plans and inspections.
3. Windows installed in the office & warehouse area without a permit. Obtain permit for windows for the office & warehouse area.
4. Door added to the office, bathroom, front & back door without a permit. Obtain the permit for all doors with plans and inspections.
5. Camera system installed without a permit. Obtain a permit with plans and inspections for the camera system.
6. Low-voltage cabling wires installed for computer access without a permit. Obtain a permit for the low voltage cabling system with plans and inspections.
7. (2) Bathrooms added without a permit. Obtain a permit for the both bathrooms with full plans and inspections.
8. Abandoned car parked in front of Bay #B with no tag VIN: 5YMTS0C07L9B87881. Remove vehicle from premises only current license plate and actual tagged cards are allowed to be parked on the property.
9. New a/c unit including duct work was installed prior of a permit. Obtain a permit with plans and inspections for the a/c unit.
10. Chain-link fence installed prior of obtaining a permit. Obtain a permit with plans and inspections for the fence installation.
11. A double permit fee has been assessed for all work done prior of obtaining a permit.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/26/2021		Notice of Violation	Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
8/30/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
8/30/2021		Affidavit of Non-Compliance	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: 8/30/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/30/2021
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 8/30/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$11,750.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$11,850.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$11,850.00

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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	\$ 6.80
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 7.33
Total	\$
Sent To	2400 SW 30 LLC
Street	2400 SW 30 AVE
City, State, ZIP+4®	PEMBROKE PARK, FL 33009
	COF # 5701, & # 5702
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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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	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.53
Total	\$
Sent To	2400 SW 30 LLC
Street	323 SUNNY ISLES BLVD # 501
City, State, ZIP+4®	SUNNY ISLES BEACH, FL 33160
	COF # 5701, & # 5702
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0109
Property Owner	2400 SW30 LLC	Millage	0613
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160	Use	48
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$233,080	\$2,066,680	\$2,299,760	\$1,478,460	
2020	\$233,080	\$1,110,980	\$1,344,060	\$1,344,060	\$29,007.23
2019	\$233,080	\$1,101,600	\$1,334,680	\$1,299,850	\$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,299,760	\$2,299,760	\$2,299,760	\$2,299,760
Portability	0	0	0	0
Assessed/SOH	\$1,478,460	\$2,299,760	\$1,478,460	\$1,478,460
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,478,460	\$2,299,760	\$1,478,460	\$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	\$2,550,000	117087319
8/12/2015	WD-Q	\$1,040,000	113173864
3/17/2008	QCD-T	\$100	45229 / 1760
11/30/2001	DR*	\$100	32519 / 415
8/28/1992	QC*	\$100	19928 / 941

Land Calculations

Price	Factor	Type
\$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number L20000397184
FEI/EIN Number N/A
Date Filed 12/30/2020
State FL
Status ACTIVE

Principal Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
12/30/2020 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
2400 SW 30 LLC) CASE NO. 5701
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC

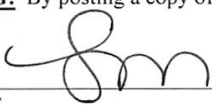
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2400 SW 30 AVE, PEMBROKE PARK, FL 33009 BAY B

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: 2400 SW 30 LLC AT
03:52 A.M./P.M. ON THE 7 DAY OF SEPTEMBER 2021.

TYPE OF SERVICE

- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.
- () **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- ☒ **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

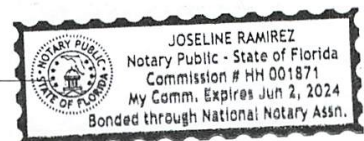

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of 9, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
2400 SW 30 LLC
2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay B

NOTICE OF HEARING TO CONFIRM FINE

Sent To: Case #: Date:
2400 SW 30 LLC 5701 08/30/2021
323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Property Owner: Property Description: Certified Mail #:
2400 SW 30 LLC 514221010109
323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Legal Description: AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 2400 SW 30 AVE, PEMBROKE PARK, FL
N 100 OF N1/2 ALL LESS E 40 LYING W 33009 #Bay B

09/07/2021 03:52



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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5701
Petitioner,)
vs.)
2400 SW30 LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2400 SW 30 AVE BAY B, Pembroke Park, FL 33009

PROPERTY OWNER: 2400 SW 30LLC, 323 Sunny Isles Blvd #501, Sunny Isles Beach, FL 33160

FOLIO NO.: 514221010109

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 12-48; 15-152; 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; 5-17; 12-48; 15-152; 15-24 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **\$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 18th day of May 2021.

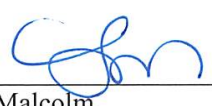
TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of may, 2021.



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay B

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

2400 SW 30 LLC

Case #:

5701

Date:

08/30/2021

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Property Owner:

2400 SW 30 LLC

Property Description:

514221010109

Certified Mail #:

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Legal Description:

AKA:

SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 2400 SW 30 AVE, PEMBROKE PARK, FL
N 100 OF N1/2 ALL LESS E 40 LYING W 33009 #Bay B
OF ST RD 9 R/W BLK 13

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
5701

Petitioner,

vs.

2400 SW 30 LLC
2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay B

Respondent(s)

On 8/30/2021 I TERESSA MALCOLM as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	2400 SW 30 LLC
Address:	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160
Folio:	514221010109
Site Address:	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B
Legal Description:	SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

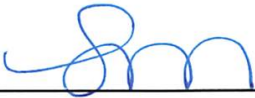
Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/30/2021
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 8/30/2021

Notes/Mean of Correction:

1. Repeat Violation: Full tenant build out without permit including the office space that was created. Obtain permit for buildout: Structural, Mechanical, Electrical, & Plumbing with plans and inspections.
2. Racking pallets added without a permit. Obtain permit for Racking system installed with plans and inspections.
3. Windows installed in the office & warehouse area without a permit. Obtain permit for windows for the office & warehouse area.
4. Door added to the office, bathroom, front & back door without a permit. Obtain the permit for all doors with plans and inspections.
5. Camera system installed without a permit. Obtain a permit with plans and inspections for the camera system.
6. Low-voltage cabling wires installed for computer access without a permit. Obtain a permit for the low voltage cabling system with plans and inspections.
7. (2) Bathrooms added without a permit. Obtain a permit for the both bathrooms with full plans and inspections.
8. Abandoned car parked in front of Bay #B with no tag VIN: 5YMTS0C07L9B87881. Remove vehicle from premises only current license plate and actual tagged cards are allowed to be parked on the property.
9. New a/c unit including duct work was installed prior of a permit. Obtain a permit with plans and inspections for the a/c unit.
10. Chain-link fence installed prior of obtaining a permit. Obtain a permit with plans and inspections for the fence installation.
11. Operating a business without a Business Tax Receipt (BTR). All business shall obtain a BTR in order to operate as a business in the Town of Pembroke Park.
12. A double permit fee has been assessed for all work done prior of obtaining a permit.

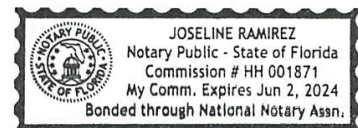
Further, Affiant sayeth naught

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 8/30/2021


NOTARY PUBLIC, STATE OF FLORIDA



INVOICE

2400 SW 30 AVE
Pembroke Park, FL 33009

[illegible]

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A

Legal Description

Case Status Open **Case #** 5702 **Date Next Inspection** 8/30/2021

Notes

1. Portable storage pod installed in parking lot area. Remove storage pod from the property.
2. New rear door installed at Bay A. Obtain a permit with plans and inspections for the door.
3. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/26/2021		Notice of Violation	Regular Mail
4/26/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
8/30/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
8/30/2021		Affidavit of Non-Compliance	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: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/30/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 8/30/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$11,750.00
Admin Fixed		Admin Fixed		\$100.00

Case Overview

			Total Fines	\$11,850.00
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Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$11,850.00

7021 0350 0001 0297 9161

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 6.80
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.83
Total	\$
Sent To	2400 SW 30 LLC
Street	2400 SW 30 AVE
City, State, ZIP+4®	PEMBROKE PARK, FL 33009
	COF # 5701, & # 5702

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9161

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.53
Total P	\$
Sent To	2400 SW 30 LLC
Street	323 SUNNY ISLES BLVD # 501
City, State, ZIP+4®	SUNNY ISLES BEACH, FL 33160
	COF # 5701, & # 5702

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0109
Property Owner	2400 SW30 LLC	Millage	0613
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160	Use	48
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$233,080	\$2,066,680	\$2,299,760	\$1,478,460	
2020	\$233,080	\$1,110,980	\$1,344,060	\$1,344,060	\$29,007.23
2019	\$233,080	\$1,101,600	\$1,334,680	\$1,299,850	\$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,299,760	\$2,299,760	\$2,299,760	\$2,299,760
Portability	0	0	0	0
Assessed/SOH	\$1,478,460	\$2,299,760	\$1,478,460	\$1,478,460
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,478,460	\$2,299,760	\$1,478,460	\$1,478,460

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/25/2021	WD-Q	\$2,550,000	117087319	\$9.00	25,898	SF
8/12/2015	WD-Q	\$1,040,000	113173864			
3/17/2008	QCD-T	\$100	45229 / 1760			
11/30/2001	DR*	\$100	32519 / 415			
8/28/1992	QC*	\$100	19928 / 941			
				Adj. Bldg. S.F. (Card, Sketch)		16915
				Eff./Act. Year Built: 1972/1971		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number L20000397184
FEI/EIN Number N/A
Date Filed 12/30/2020
State FL
Status ACTIVE

Principal Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
12/30/2020 -- Florida Limited Liability	View image in PDF format

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5702
Petitioner,)
)
vs.)
)
2400 SW30 LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2400 SW 30 AVE BAY A, Pembroke Park, FL 33009

PROPERTY OWNER: 2400 SW 30LLC, 323 Sunny Isles Blvd #501, Sunny Isles Beach, FL 33160

FOLIO NO.: 514221020109

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 12-48 The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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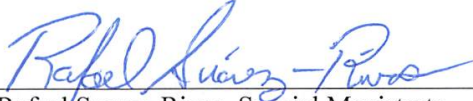
ORDER

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; 12-48 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **\$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 18th day of May 2021.

TOWN OF PEMBROKE PARK



Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of may, 2021.



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
2400 SW 30 LLC) CASE NO. 5702
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC

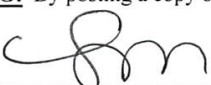
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2400 SW 30 AVE, PEMBROKE PARK, FL 33009 BAY A

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: 2400 SW 30 LLC AT
03:54 A.M./P.M. ON THE 7 DAY OF SEPTEMBER 2021.

TYPE OF SERVICE

- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.
- () **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- X **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

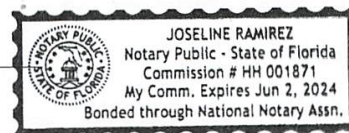

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of 9, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
2400 SW 30 LLC
2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay A

NOTICE OF HEARING TO CONFIRM FINE

Sent To: 2400 SW 30 LLC
323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #: 5702

Date: 08/30/2021

Property Owner: 2400 SW 30 LLC
323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Property Description: 514221010109

Certified Mail #:

Legal Description: SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA: 2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay A

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE

09/07/2021 03:54



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay A

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
2400 SW 30 LLC	5702	08/30/2021
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		
Property Owner:	Property Description:	Certified Mail #:
2400 SW 30 LLC	514221010109	
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		
Legal Description:	AKA:	
SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
5702

Petitioner,

vs.

2400 SW 30 LLC
2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay A

Respondent(s)

On 8/30/2021 I TERESSA MALCOLM as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	2400 SW 30 LLC
Address:	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160
Folio:	514221010109
Site Address:	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay A
Legal Description:	SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

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: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/30/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 8/30/2021

Notes/Mean of Correction:

1. Portable storage pod installed in parking lot area. Remove storage pod from the property.
2. New rear door installed at Bay A. Obtain a permit with plans and inspections for the door.
3. A double permit fee has been assessed.

Further, Affiant sayeth naught



Code Enforcement Officer Signature

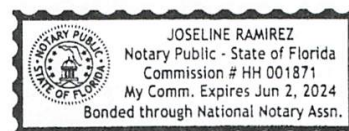
STATE OF FLORIDA

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 8/30/2021



NOTARY PUBLIC, STATE OF FLORIDA



Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

2400 SW 30 LLC
323 Sunny Isles Blvd #501
Sunny Isles Beach, FL 33160



INVOICE

DATE: September 15, 2021
INVOICE # 5702
FOR:

Case # 5702
2400 SW 30 LLC

2400 SW 30 AVE BAY A
Pembroke Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105 ; 5-17; 12-48		
	Final Order issued 06/16/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
61	Day(s) of Per Diem from (07/16/2021-09/15/2021)	\$ 250.00	\$ 15,250.00
Balance			\$15,350.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 213

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
ARDEVCO LLC	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #105

Legal Description

Case Status	Open	Case #	5706	Date Next Inspection	8/30/2021
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Notes

1. Plumbing work done without a permit. Obtain a permit with plans and inspections.
2. Unit has a mold odor and mold in the kitchen area recommended to tenant/owner to have a specialist confirm.
3. Multiple areas in the apartment have ceilings patches which need repair. Obtain a permit for roof repairs needed with plans and inspections.
4. Exposed electrical sockets. Possible electrical issue: Tenant has multiple sockets/outlets exposed and/or covered with paper towel padding and tape.
5. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/29/2021		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/24/2021	6/16/2021	Final Order	
8/30/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
8/30/2021		Affidavit of Non-Compliance	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: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 8/30/2021

Case Overview

HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 8/30/2021
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$2,350.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$2,450.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$2,450.00

5506 6620 T000 05E0 T207

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	7.33
\$ Total	
Sent	ARDEVCO LLC
Street	3181 W HALLANDALE BEACH BLVD
	#300
City	PEMBROKE PARK, FL 33009
	COF #5195 & COF # 5706
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

AUG 31 2021
Postmark Here

2906 6620 0220 0000 03E0 T207

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	7.33
\$ Total	
Sent	JEFFREY FEINBERG
Street	4651 SHERIDAN STREET SUITE 200
	HOLLYWOOD, FL 33021
City	COF # 5195 & COF # 5706
PS Form 3800, April 2015 PSN 7530-02-000-9047 Instructions	

AUG 31 2021
Postmark Here



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3181 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0111
Property Owner	ARDEVCO LLC	Millage	0613
Mailing Address	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH FL 33009	Use	03
Abbr Legal Description	29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$338,330	\$3,130,010	\$3,468,340	\$3,468,340	
2020	\$338,330	\$3,058,310	\$3,396,640	\$3,396,640	\$73,305.60
2019	\$338,330	\$3,058,310	\$3,396,640	\$3,396,640	\$74,162.24

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$3,468,340	\$3,468,340	\$3,468,340	\$3,468,340
Portability	0	0	0	0
Assessed/SOH	\$3,468,340	\$3,468,340	\$3,468,340	\$3,468,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,468,340	\$3,468,340	\$3,468,340	\$3,468,340

Sales History

Date	Type	Price	Book/Page or CIN
2/28/2018	QCD-T	\$100	115044482
7/14/2015	WD-Q	\$3,000,000	113121896
1/9/1995	WD	\$1,000,000	23121 / 797
5/1/1974	QCD	\$400,000	1160 / 767
9/1/1971	WD	\$156,000	

Land Calculations

Price	Factor	Type
\$9.00	37,592	SF
Adj. Bldg. S.F. (Card, Sketch)		28751
Units		32
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ARDEVCO, LLC

Filing Information

Document Number L18000021942
FEI/EIN Number 82-4464614
Date Filed 01/24/2018
State FL
Status ACTIVE

Principal Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Mailing Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

GARONE, ANTHONY
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Title AMBR

D'ELIA, ROCCO
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/20/2020
2021	03/12/2021

Document Images

03/12/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- Florida Limited Liability	View image in PDF format

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5706
Petitioner,)
vs.)
ARDEVCO LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3181 W HALLANDALE BEACH BLVD #105, PEMBROKE PARK, FL 33009

PROPERTY OWNER: ARDEVCO LLC, 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142290000111

LEGAL DESCRIPTION: 29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 12-76(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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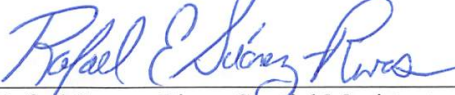
ORDER

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; 12-76(b) (WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$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 16th day of June 2021.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2021.



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 ARDEVCO LLC) CASE NO. 5706
 Respondent)

VS.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #105

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

Case #:

Date:

ARDEVCO LLC

5706

08/30/2021

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Property Owner:

Property Description:

Certified Mail #:

ARDEVCO LLC

514229000111

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Legal Description:

AKA:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF
NE1/4 LESS S 50 FOR ST RD 824 & LESS
E 420 OF N 150 OF S 200 OF SE1/4 OF
NW1/4 OF NE1/4

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #105

09/07/2021 04:37

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 100, Pembroke Park, Florida 33009.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #105

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

ARDEVCO LLC

Case #:

5706

Date:

08/30/2021

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Property Owner:

ARDEVCO LLC

Property Description:

514229000111

Certified Mail #:

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Legal Description:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF
NE1/4 LESS S 50 FOR ST RD 824 & LESS
E 420 OF N 150 OF S 200 OF SE1/4 OF
NW1/4 OF NE1/4

AKA:

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #105

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
5706

Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #105

Respondent(s)

On 8/30/2021 I TERESSA MALCOLM as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	ARDEVCO LLC
Address:	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009
Folio:	514229000111
Site Address:	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #105
Legal Description:	29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
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Notes/Mean of Correction:

1. Plumbing work done without a permit. Obtain a permit with plans and inspections.
2. Unit has a mold odor and mold in the kitchen area recommended to tenant/owner to have a specialist confirm.
3. Multiple areas in the apartment have ceilings patches which need repair. Obtain a permit for roof repairs needed with plans and inspections.
4. Exposed electrical sockets. Possible electrical issue: Tenant has multiple sockets/outlets exposed and/or covered with paper towel padding and tape.
5. A double permit fee has been assessed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

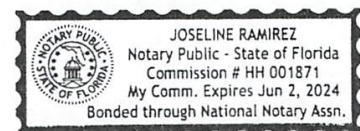


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/30/2021



NOTARY PUBLIC, STATE OF FLORIDA



INVOICE

Case # 5706
Ardevco LLC

3181 W Hallandale Beach Blvd,
Pembroke Park, FL 33009

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If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 213

THANK YOU FOR YOUR BUSINESS!